

AGENDA  
PLANNING COMMISSION MEETING  
CITY OF SHOREVIEW

DATE: AUGUST 26, 2014  
TIME: 7:00 PM  
PLACE: SHOREVIEW CITY HALL  
LOCATION: 4600 NORTH VICTORIA

**1. CALL TO ORDER**  
**ROLL CALL**  
**APPROVAL OF AGENDA**

**2. APPROVAL OF MINUTES**

*July 22, 2014*

*Brief Description of Meeting Process – Chair Steve Solomonson*

**3. REPORT ON CITY COUNCIL ACTIONS**

*Meeting Date: August 4, 2014 and August 18, 2014*

**4. NEW BUSINESS**

**A. PUBLIC HEARING - CONDITIONAL USE PERMIT**

*File No: 2537-14-27*

*Applicant: Robert G. Hinze*

*Location: 4801 Kent Drive*

**B. VARIANCE**

*File No: 2542-14-32*

*Applicant: Jesse Stratton*

*Location: 448 Tanglewood Drive*

**C. VARIANCE**

*File No: 2539-14-29*

*Applicant: Brady & Jamie Martin*

*Location: 948 Robinhood Place*

**D. VARIANCE/RESIDENTIAL DESIGN REVIEW**

*File No: 2540-14-30*

*Applicant: Douglas & Renelle Mahoney / Tracy Crane*

*Location: 5466 Lake Ave*

**E. VARIANCE / RESIDENTIAL DESIGN REVIEW**

*File No: 2541-14-31*

*Applicant: Lance & Shelly Redlinger*

*Location: 1000 County Road I*

**F. PUBLIC HEARING - PLANNED UNIT DEVELOPMENT – DEVELOPMENT STAGE /  
COMPREHENSIVE SIGN PLAN**

*File No: 2538-14-28*

*Applicant: Kimley Horn Engineering/Raising Cane's Restaurant*

*Location: 26-30-23-32-0014 (Lot 2, Block 1, Shoreview Target 2<sup>nd</sup> Addition) XXXX Lexington*

**5. MISCELLANEOUS**

- A.** City Council Meeting Assignments for *September 2, 2014 and September 15, 2014*  
*Planning Commissioner- Solomonson and Peterson*

**6. ADJOURNMENT**

**SHOREVIEW PLANNING COMMISSION  
MEETING MINUTES  
July 22, 2014**

**CALL TO ORDER**

Chair Solomonson called the July 22, 2014 Shoreview Planning Commission meeting to order at 7:00 p.m.

**ROLL CALL**

The following Commissioners were present: Chair Solomonson, Commissioners, McCool, Peterson, Proud, and Schumer.

Commissioners Ferrington and Thompson were absent.

**APPROVAL OF AGENDA**

Commissioner Schumer noted that the address under item No. E. 1) should be County Road E.

MOTION: by Commissioner Schumer, seconded by Commissioner Proud to approve the July 22, 2014 Planning Commission meeting agenda as amended.

VOTE: Ayes - 5 Nays - 0

**APPROVAL OF MINUTES**

MOTION: by Commissioner Schumer, seconded by Commissioner Proud to approve the June 24, 2014 Planning Commission meeting minutes, as submitted.

VOTE: Ayes - 5 Nays - 0

**REPORT ON CITY COUNCIL ACTIONS:**

City Planner Kathleen Castle reported that the City Council approved the following at its July 7, 2014 meeting: 1) Subdivision for Moser Homes at 3339 Victoria Street; and 2) Conditional Use Permit for Rick and Catherine Schuett, 3469 Harriet Court.

At the July 21st City Council approved the purchase agreement with Moser Homes for 3339 Victoria Street.

## **NEW BUSINESS**

### **VARIANCE**

**FILE NO:** 2535-14-25  
**APPLICANT:** KENNETH & CHRISANN JUNKER  
**LOCATION:** 235 OAKWOOD DRIVE

#### **Presentation by City Planner Kathleen Castle**

The applicants seek to construct a 6-foot privacy fence along the north and west sides of their property at 235 Oakwood Drive. A variance is requested to exceed the maximum height 4 feet allowed in the side yard that abuts Sherwood Road. The property is a corner lot with side frontage on Sherwood Road, which is a collector street. The property consists of 12,198 square feet with a lot width of 91.02 feet on Oakwood Drive. Surrounding properties are developed with single-family detached homes and Ramsey County open space. There is a lilac hedge along Sherwood Road.

The property is zoned R1, Detached Residential. In R1 zoning, fences adjacent to a public road right-of-way or road easement shall not exceed 4 feet in height. The proposed fence would be 9 feet from the right-of-way for Sherwood Road.

The applicant states that the fence would be used in a reasonable manner as it would be a consistent height of 6 feet for the entire length for aesthetics, privacy and resale. There are unique circumstances with the constant flow of traffic from the Ramsey County Compost site during the week. On weekends, the traffic is heavier. The character of the neighborhood would not be changed because the fence would not be visible most of the year because the lilacs would screen the fence.

Staff's review finds no practical difficulty. Other options are available. Location on a corner lot is not a unique circumstance. A 4-foot fence could be constructed in the proposed location without the need for a variance, but the applicants do not believe a 4-foot fence would effectively block the traffic noise. Traffic volume is not a unique circumstance. Traffic volumes have increased throughout the City and are expected to continue to increase. Sherwood Road has a lower traffic volume than other Collector Roads. Also, a 6-foot fence could be constructed at the 30-foot structure setback.

Property owners within 150 feet were notified of the application. One comment of support was received. As staff finds no practical difficulty, there are no unique circumstances to support a variance.

Commissioner Proud asked if there are any other 6-foot fences in this area. Ms. Castle responded that there is one 6-foot fence at Ponds Park, which is visible from the right-of-way.

Chair Solomonson asked for traffic volumes of other collector streets in the City. Ms. Castle stated that Tanglewood has 4,100 trips per day; Hamline has 2,550 north of County Road I;



Victoria ranges from 2,100 to 4,100; County Road F, Gramsie and North Owasso Boulevard range from 2,750 to 4,500. The traffic volume of Sherwood is 700.

Chair Solomonson noted that there appears to be a substantial change in topography with the roadway almost 6 feet below the house site. Therefore, a 4-foot fence next to the house would appear much higher from the roadway.

Commissioner Peterson asked if the nature of the traffic is different in this location where most traffic is going to the compost site. Ms. Castle stated that traffic counts do not report the type of vehicles being used on the roadway.

Commissioner McCool asked the minimum setback for the garage, which is at 30 feet. Mr. Warwick explained that the yard is defined by the location of the structure rather than setback in feet. The setback for the fence is defined by the nearest portion of the principal structure adjacent to the right-of-way. At the time this house was constructed, the requirement for the garage was a 30-foot setback. Today the setback could be 25 feet from either Oakwood or Sherwood.

**Mr. Kenneth Junker**, Applicant, asked if the tunnel effect of a 6-foot fence along a roadway is the only concern. It would not be visible from Sherwood but would be visible from Oakwood. In order to get around this, consideration is being given to put in a flower bed that is 2 feet tall and then put in the 4-foot fence. The height is a factor to obtain privacy from the traffic and pedestrians on the collector street. The additional 2 feet will also deter deer.

Commissioner McCool asked the reason for not putting the fence at the setback line of 30 feet, which would require no variance or if consideration has been given to planting pines instead of a fence. **Mr. Junker** explained that would create a part of yard that would be difficult and cumbersome to maintain between the lilacs and the fence. It would not make sense. It would be some time before evergreens would get to the height of providing screening,

Chair Solomonson asked about the difference in grade from the road and house lot and how tall that would make a fence. **Mr. Junker** stated that there is approximately a 2-foot difference between the road and his property.

Mr. Warwick explained that a 1-foot berm can be put in and with a 4-foot fence on top, it will comply. If the berm is higher, the fence must be lowered for compliance. The edge of the bituminous on Sherwood is approximately 6 feet lower than the northwest corner of the house, according to the site survey included with the packet.

Chair Solomonson clarified that this means the elevation of the corner of the house is 910; the corner property stake is at 904; and the roadway is at 901.

Commissioner Proud asked if there is significant pedestrian traffic. **Mr. Junker** responded that the roadway is heavily used by pedestrians and bikes. Commissioner Proud asked if the applicant would agree to keeping the lilac screening if the fence were approved.

Commissioner Peterson stated that this is a unique situation because of the nature of the traffic to the compost site. He would support this application with the requirement that the lilacs would remain to screen the fence. There is also the fact that there would be no change to the neighborhood.

Commissioner Proud stated that he does not see this as a unique circumstance. He would like to see a cross section view that illustrates the elevation of the road, property and house and viewing height of a cyclist or driver. A berm of one foot would put a fence in compliance at 5 feet. He would want to see further detailed information for this need.

Chair Solomonson stated that he cannot see having a 6-foot fence in front of all the properties that front on Sherwood. Those properties have the same noise and screening concerns. There is ample screening with the lilacs. The fact that the property is 3 feet above the road makes a 4-foot fence really a 7-foot fence. The fence could be constructed on a 1-foot berm, which would make it an 8-foot fence. He believes 4 feet is sufficient.

Commissioner McCool stated that he does not see the privacy issue with the shrub screening. He is not convinced there is a unique circumstance. However, a 6-foot fence on the rear lot line is justified. The question becomes whether to allow a jagged fence.

Commissioner Schumer stated that he agrees there is not a unique circumstance. The lilac shrubs provide good screening.

**MOTION:** by Commissioner Schumer, seconded by Commissioner Proud to deny Resolution 14-52, permitting the construction of a 6-foot fence submitted by Kenneth and Chrisann Junker, 235 Oakwood Drive, based on the following findings of fact:

1. **Reasonable Manner:** The property proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations.
2. **Unique Circumstances:** The plight of the property owner is due to circumstances unique to the property and not created by the property owner.
3. **Character of the Neighborhood:** The variance, if granted, will not alter the essential character of the neighborhood.

**VOTE:** Ayes - 4                      Nay - 1 (Peterson)

### **SITE AND BUILDING PLAN REVIEW**

**FILE NO:** 2533-14-23  
**APPLICANT:** UNION GOSPEL MISSION  
**ADDRESS:** 580 HIGHWAY 96 WEST

**Presentation by City Planner Kathleen Castle**

The proposal by Union Gospel Mission is to demolish the existing restroom building and construct a new facility and include improvements to the existing beach house and add landscaping near the entryway. The restroom building will have a new roof, exterior painting and changing rooms added inside.

The property consists of approximately 10 acres and developed with a number of buildings to support their ministry. The property is zoned PUD. Union Gospel Mission is an institutional use, which is permitted under the PUD. The property is located in Policy Development Area (PDA) No. 8. Should Union Gospel Mission move or close, future land uses that could be considered include Office, Mixed Use, Medium and Low Density Residential.

The proposal complies with the Development Code standards and the approved PUD and Comprehensive Plan. It is important to note that the beach house is a nonconforming use with a setback 24 feet from the Ordinary High Water (OHW) mark. Any alteration must comply with the Code. Staff finds that the proposed improvements are within the scope of normal maintenance and repair.

The beach house modifications include grading and drainage improvements. There is a slope behind the beach house. A retaining wall is proposed. The historic drainage pattern will be maintained.

At the time the City procures easements from adjoining single family homes on Highway 96 for a trail along Snail Lake, the Mission did agree to an easement in the northwest corner of the property. Additional easements are not being requested.

Property owners within 350 feet were notified of the proposal. Two comments were received in support of the improvements. The DNR was notified and did not express any concerns but did encourage landscaping to help screen the beach house. Staff believes it would be difficult to maintain plantings at the beach house location. Staff is recommending approval with the conditions attached.

Commissioner Proud asked if indoor showers are in the restroom facility and whether there is a septic system or City sanitary sewer is used. Ms. Castle responded that there are no interior showers. An outside shower is proposed. There is no sewer system; water infiltrates into the ground.

Chair Solomonson asked if the beach house could be moved to make it a conforming structure. Ms. Castle answered that the topography makes that not possible. Certain water structures are allowed, but if the beach house were built today, it would have to be much smaller.

Commissioner Proud asked the number of showers that exist now, the number proposed with this plan, and whether drainage would ever compromise the quality of the lake water. **Mr. Dave Heller**, Heller Architects, 1410A Sylvan Street, St. Paul, stated that there are no showers in the beach house; it is a changing room. The outside shower is to rinse off after leaving the lake. It is similar to such showers at regional park facilities. It is a freestanding showerhead with drainage infiltrating into the sand. The beach house stalls are shown to be handicapped accessible.

Chair Solomonson asked about the feasibility of landscaping as suggested by the DNR. **Mr. Heller** responded that it would be very difficult because from the front step of the beach house to the lake is all sand. If plants were added, they would be difficult to maintain.

**MOTION:** by Commisisoner Proud, seconded by Commissioner Schumer to recommend the City Council approve the Site and Building Plan Review submitted by Heller Architects, Inc. on behalf of the Union Gospel Mission for site improvements at 580 Highway 96 and include reconstructing the restroom building, improving access, enhancing the existing beach house and installing landscaping along the entry driveway. Approval is contingent upon the following:

- 1) The property shall be developed in accordance with the plans submitted and dated June 23, 2014. The beach house shall be earth tone in color.
- 2) Final grading, drainage and erosion control plans are subject to the review and approval by the Public Works Director.
- 3) The plans shall be revised to include tree protection measures for the trees which will be retained in the area of the proposed restroom building.
- 4) Final utility plans are subject to review and approval by the Public Works Director.
- 5) The items identified in the Memo dated July 14, 2014 from the City Engineer must be addressed prior to the issuance of a building permit.
- 6) A Site Development Agreement and Erosion Control Agreement, including the submittal of financial sureties, shall be executed prior to issuing a building permit or commencing work on the site

Said approval is based on the following findings of fact:

- 1) The use and proposed improvements are consistent with the Comprehensive Plan.
- 2) The use and proposed improvements comply with the Development Code and approved Planned Unit Development.

**VOTE:**                      **AYES - 5**                      **NAYS - 0**

### **RESIDENTIAL DESIGN REVIEW**

**FILE NO:**                      **2532-14-22**  
**APPLICANT:**                **JIM & KERRY MEYER**  
**ADDRESS:**                   **919 OAKRIDGE AVENUE**

#### **Presentation by Senior Planner Rob Warwick**

This application is a proposed addition to the attached garage and front entry of the home. The plan includes an added living area above the garage. The property is a substandard riparian lot on the south side of Turtle Lake. The lot width is 75 feet, less than the 100-foot width of a standard riparian lot. The garage would be expanded from 20 x 24 feet to 24 x 26 square feet or 624 square feet, which is well below the 2,000 square foot foundation of the house. The living

area above the garage is proposed to be 16 x 25 feet or 400 square feet. The entry expansion would be 60 square feet that includes stairs leading up to the garage. A sidewalk with pergola will lead to the new entry. The addition will use the same color scheme of the existing house.

Because of the pervious street construction to reduce runoff, the Conservation District has suggested holding off on plans for a rain garden, and so the applicants propose pervious pavers along the garage to infiltrate storm water. Mitigation will use the practices of infiltration and a reduction of impervious surface.

Property owners within 150 feet were notified of the application. No comments were received. This proposal meets all code requirements, and staff recommends approval.

Commissioner McCool asked if the reduction in lot coverage is the size of the sidewalk to be removed, or whether it takes into account roof area that drains and is a credit. Mr. Warwick stated that the sidewalk is 200 square feet. The 800 square feet includes the area of the sidewalk as well as the area draining onto the sidewalk. The City Engineer has reviewed the impervious surface and storage capacity for runoff water. The 800 square feet draining into the sidewalk is a credit of 400 square feet. The final design is to be approved by the City Engineer to insure the rock base is sufficient for the runoff expected on the surface according to current rainfall standards over 10 years.

Commissioner Peterson expressed his appreciation not using architectural mass for shoreland mitigation, although the traditional red-colored siding is appropriate for the lake site. This is a well-planned project.

Commissioner McCool also commended the applicant but also stated that he is not totally supportive of saying that one practice is being accepted as two shoreland mitigation measures. Allowing that will gut mitigation requirements. However, he is satisfied that this applicant is doing a good job and would be willing to do more, if a rain garden would be of benefit.

**MOTION:** by Commissioner Schumer, seconded by Commissioner Peterson to approve residential design review application submitted by Jim and Kerry Meyer for 919 Oakridge Avenue, subject to the following conditions:

1. The project must be completed in accordance with the plans submitted as part of the Residential Design Review application. Any significant changes to these plans, as determined by the City Planner, will require review and approval by the Planning Commission.
2. This approval will expire after one year if a building permit has not been issued and work has not begun on the project.
3. Impervious surface coverage shall not exceed 29% of the total lot area as a result of this project. Foundation area shall not exceed 18%.

4. The design plans for the pervious sidewalk are subject to the review and approval of the City Engineer prior to installation.
5. An erosion control plan shall be submitted with the building permit application and implemented during construction of the improvements.
6. A Mitigation Affidavit shall be executed prior to the issuance of a building permit for the addition.
7. A building permit must be obtained before any grading or construction activity begins.
8. This approval is subject to a 5-day appeal period.

The approval is based on the following finding:

1. The proposal complies with the adopted standards for construction on a substandard riparian lot.

**VOTE:**                      Ayes - 5                      Nays - 0

### **VARIANCE**

**FILE NO:**                      2534-14-24  
**APPLICANT:**                BRYAN SWIFT  
**LOCATION:**                   4932 TURTLE LANE EAST

### **Presentation by City Planner Kathleen Castle**

The applicant seeks to extend the current driveway to serve a new detached accessory structure at the rear of his property. Two variances are requested:

- Reduce the 5-foot side yard setback requirement for a driveway to 2.6 feet on the west side
- Exceed the maximum accessory structure height of 14.5 feet to 15.6 feet for the proposed garage.

The property is 75 feet in width at the front lot line and widens to 175 feet in the rear. The property has a rambler home of 1032 square feet with an attached garage of 299 square feet. With the new garage, proposed to be 608 square feet with a height of 15.6 feet, the existing 10.6-foot driveway would be widened to 18 feet at the widest point. The expansion includes a swale to direct runoff away from the neighboring property. The size of the garage is permitted, but the height exceeds the height of the home, the principal structure.

The property is zoned R1, Detached Residential, which requires a minimum 5-foot setback for accessory structures and driveways from the side property line.

The applicant states practical difficulty is present. The intended use of the driveway would be for residential vehicles and a boat trailer. Encroachment into the 5-foot side setback is necessary to create a driveway with enough room to access the proposed rear garage with a truck and trailer. The added height allows room for shelving and is reduced from his first proposal. The variances requested will not impact the character of the neighborhood. Other options have been explored but would have a bigger impact on the neighborhood.

Property owners within 150 feet were notified of the proposal. One written comment was received supporting the application.

Staff believes there is practical difficulty and all three criteria for granting a variance are met. It would be difficult to add onto the existing garage. The property is almost one-half acre in size, and the height difference will not be noticeable. The house is a rambler style with a lower height than many houses. Staff believes the driveway is reasonable to access the new rear garage. Other homes in the neighborhood have rear garages with driveway access. Staff is recommending approval.

Chair Solomonson expressed the amount of parking space with this long driveway and parking pad on the side. He asked the outside storage regulations for vehicles. Ms. Castle stated that one vehicle per licensed driver at the residence may be stored outside, as well as RVs, trailers, boats.

Commissioner Peterson noted the amount of impervious surface being added and whether narrow swale will be adequate.

Commissioner Proud clarified that the swale only addresses the incremental runoff from the area requiring the variance. He asked if the slope of the driveway directs water to adjoining properties.

Commissioner McCool would want a condition added that the applicant would be required to maintain the swale.

Chair Solomonson noted the tight space of the driveway next to the house. If a vehicle were parked there, it would be a non-conforming situation.

**Mr. Bryan Swift**, Applicant, stated that he is willing to look at options to clarify grading and how the swale will work. He is not proposing to park on the driveway portion next to the house.

Commissioner Proud observed that this plan supports the City's goal to upgrade housing stock.

Chair Solomonson expressed concern about the potential amount of parking area created by the long driveway. Also, he would like a condition that the City Engineer would have to approve the grading.

Commissioner McCool stated that this is a unique circumstance with an odd-shaped lot and placement of a small home. The small house has a low pitched roof which does not follow today's standards. He stated he will support this application with three added conditions:

1. The design of the swale be installed with the approval of the City Engineer.
2. The driveway be graded to direct runoff away from adjacent property as approved by the City Engineer.
3. Prohibition of parking vehicles on the part of driveway next to the house. Although difficult to enforce, it would give neighbors an avenue to address this if it becomes an issue.

MOTION: by Commissioner McCool, seconded by Commissioner Proud to adopt the attached Resolution 14-53, permitting the expansion of the current drive to 2.6 feet from the property line and an accessory structure height of 15'6", for Bryan Swift, 4932 Turtle Lane E. Said approval is subject to the following five conditions and the addition of three conditions, Nos. 6-8:

1. The project must be completed in accordance with the plans submitted as part of the Variance application. Any significant changes to these plans, as determined by the City Planner, will require review and approval by the Planning Commission.
2. This approval will expire after one year if a building permit has not been issued and work has not begun on the project.
3. This approval is subject to a 5-day appeal period. Once the appeal period expires, a building permit may be issued for the proposed project. A building permit must be obtained before any construction activity begins.
4. The exterior design and construction of the structure must comply with Section 205.082 (5e), Exterior Design and Construction.
5. Use of the accessory structure shall be for personal use only and no commercial use or commercial related storage is permitted.
6. Applicant shall install a drainage swale along the west property line, with the final design of such swale subject to approval by the City Engineer.
7. Applicant shall grade the driveway at the rear of the house to direct runoff away from the neighboring property to the west, with the final grading plan for said driveway to be approved by the City Engineer.
8. Driveway area west of the existing garage shall not be used at any time for the parking of vehicles.

Said approval is based on the following findings of fact:

- 1. Reasonable Manner.** *The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations.*

Expansion of the existing driveway along the side of the house is reasonable. The encroachment on the minimum 5-foot setback from the side property line is needed to develop a driveway with a suitable surface width for a vehicle to reach the rear of the property.

The additional 1'1" height proposed height of the garage is reasonable for this ½ acre property due to the combination of the lot size, size of the home, landscape screening and



proposed location in the rear yard. The height difference will not be discernible due to the design and distance between the house and the proposed garage.

- 2. Unique Circumstances.** *The plight of the property owner is due to circumstances unique to the property not created by the property owner.*

Practical difficulty for the reduction in the 5 foot minimum side yard setback for the driveway stems the location of the existing house and single-car attached garage. Alternatives are not present due to the limit of one curb cut on the property, lot width and location of the home and existing garage. The applicant is not able to install a usable driveway for access to the rear of the property without a variance because of the 12'5" distance between the existing attached garage and the property line.

Practical difficulty for the 1'1" garage height variance stems from the 14'5" house height of the one-story home. The spirit and intent of the ordinance is to maintain the residential character of the property by limiting the size of accessory structures so the dwelling unit remains the principal use and dominant feature of the property. With the proposed location, size, and height, the detached garage will be subordinate to the home.

- 3. Character of Neighborhood.** *The variance, if granted, will not alter the essential character of the neighborhood.*

The variance will not alter the essential character of the existing neighborhood. The proposed garage would match the architectural style of the current home and the location in the rear yard and existing vegetation minimize the impact of the increased height may have.

**VOTE:**                                      Ayes - 5                                      Nays - 0

### **WIRELESS TELECOMMUNICATIONS FACILITY PERMIT**

**FILE NO:**                                      **2526-14-16**  
**APPLICANT:**                                **AT&T / SAC WIRELESS**  
**ADDRESS:**                                   **745 COUNTY ROAD E**

**FILE NO:**                                      **2528-14-18**  
**APPLICANT:**                                **AT&T / SAC WIRELESS**  
**ADDRESS:**                                   **5880 LEXINGTON AVENUE NORTH**

### **Presentation by Senior Planner Rob Warwick**

Applications have been submitted to co-locate facilities at the City's North and South water towers. The application submitted by SAC Wireless is on behalf of New Cingular Wireless LLC (AT&T). The facilities to be installed include antennas and a 12 x 28-foot equipment shelter at each site that include an emergency power generator.

Standards for wireless telecommunications facility permits are to be reviewed by the Planning Commission with a recommendation forwarded to the City Council. The City Council's approval includes a site lease agreement with the City.

Antennas will be painted to match the tower. Landscaping is recommended to screen the shelters from the street. The shelter location must not result in operational difficulties for City utility staff. Radio frequency (RF) emissions comply with FCC standards, and it is unlikely that there will be RF interference. The generator will be used for emergency power only, except for routine testing and maintenance. The applications comply with City standards. The purpose is to cover existing coverage gaps. AT&T has no other facilities in the City.

Notices were mailed to property owners within 350 feet of each site. No comments were received for the South Tower. Three comments were received for the North Tower--two expressing RF health concerns and one about noise and screening when viewed from the north. The site was moved to the Lexington Avenue side to address this concern. Emissions do comply with FCC standards and no further study is necessary.

The applications have been reviewed by the Public Works Department which determined that the ground lease areas and installations will not cause operational problems. SEH has reviewed design plans and identified modifications that will be addressed before installation. Staff recommends approval of each application with the conditions listed in each motion.

Commissioner Proud asked if consideration has been given to noise issues from the air conditioning units on the other side of the North Tower with the move of the shelter. Mr. Warwick stated there is only one other such shelter, in Sitzer Park. That facility complies with City requirements. SEH staff suggests tree buffers have unintended consequences because the sound bounces off the screening and water tower. The City can enforce City standards regarding noise.

Commissioner McCool asked about which equipment can be placed in the pedestal of the tower. Mr. Warwick responded that the City allowed one instance of placing equipment in the pedestal. This requires staff to be present anytime wireless personnel need to access the equipment. The City will no longer allow placement in the pedestal. It is also difficult to provide maintenance and protect others' equipment.

Chair Solomonson asked if interference with Verizon has been considered. Mr. Warwick stated that Verizon is not yet operational. The consultant report is based on a model, not actual data which is standard practice. No interference is anticipated.

Commissioner McCool asked the City's response to landscaping in light of the comments of concern. Mr. Warwick stated that landscaping is planned along the north fence line. The proposed location is to screen the view of the shelter from Lexington Avenue.

Commissioner Peterson asked who is responsible for maintaining the landscaping. Mr. Warwick responded that several plantings have died at the north tower where the soil is mostly sand.

Chair Solomonson asked if the City is approaching the limit for the number of providers that can locate here. Mr. Warwick stated that ground space has greater potential to impact daily operations rather than equipment on the tower. Staff believes placement at a water tower is

preferable to monopoles.

MOTION: by Commissioner Proud, seconded by Commissioner Schumer to recommend to the City Council approval of the Wireless Telecommunications Facility Permit application for SAC Wireless/New Cingular Wireless PCS LLC to collocate antenna on the existing City-owned water tower located at 5880 Lexington Avenue, and to install an equipment shelter within a 26 by 40 leased area, subject to the following conditions:

1. The project must be completed in accordance with the plans submitted as part of the Wireless Telecommunications Facility Permit application. Any significant changes to these plans, as determined by the City Planner, will require review and approval by the Planning Commission.
2. This approval is contingent upon the City Council authorizing the lease with New Cingular Wireless PCS LLC, including the 26 by 40 foot equipment site and an easement for ingress and egress.
3. The site plan, lease area and access/utility easements shall be revised to use the area east of the existing Clearwire equipment area for the AT&T lease area and shelter location.
4. The construction plans shall be revised in accordance with the comments of the City's engineering consultant, SEH.
5. A landscape plan shall be submitted for approval by the City Planner. The landscaping shall be planted to provide visual screening of the equipment structure from Lexington Avenue.
6. The site is subject to confirmation that RF emissions conform to FCC requirements. New Cingular Wireless PCS LLC shall notify the City when the system is installed, prior to operation. A City selected RF engineer shall be provided access to the site to test RF emissions.
7. The site shall bear necessary OSHA required warnings regarding RF emissions.
8. A permanent emergency power generator may be installed within the equipment shelter. The emergency power generator shall be used for emergency power only, except the times it is being run for routine maintenance, which shall not exceed thirty (30) minutes once a week between the hours of 4:00PM and 6:00PM CST, Monday through Friday, holidays excluded. The operation of the emergency generator shall comply with City regulations pertaining to Noise (Section 209.020 of the Municipal Code).
9. The applicant shall enter into a Wireless Telecommunications Tower/Antenna Agreement with the City, as required.

Approval is based on the following findings of fact:

1. The site is located in the TOD-2 where wireless telecommunications facilities collocated on an existing tower is a permitted use.
2. The proposal complies with the adopted City standards for Wireless Telecommunications Facilities, as specified in Section 207.040 of the Municipal Code.

**VOTE:**                      Ayes - 5                      Nays - 0

**MOTION:**     by Commissioner Proud, seconded by Commissioner Schumer to recommend to the City Council approval of the Wireless Telecommunications Facility Permit application for New Cingular Wireless PCS LLC to collocate antenna on the existing City-owned water tower located at 745 County Road E, and to install an equipment shelter within a 20 by 40-foot leased area, subject to the following conditions:

1. The project must be completed in accordance with the plans submitted as part of the Wireless Telecommunications Facility Permit application. Any significant changes to these plans, as determined by the City Planner, will require review and approval by the Planning Commission.
2. This approval is contingent upon the City Council authorizing the lease with New Cingular Wireless PCS LLC, including the 20 by 40 foot equipment site and an easement for ingress and egress.
3. The construction plans shall be revised in accordance with the comments of the City's engineering consultant, SEH.
4. A landscape plan shall be submitted for approval by the City Planner. The landscaping shall be planted to provide visual screening of the equipment structure from Victoria Street.
5. The site is subject to confirmation that RF emissions conform to FCC requirements. New Cingular Wireless PCS LLC shall notify the City when the system is installed, prior to operation. A City selected RF engineer shall be provided access to the site to test RF emissions.
6. The site shall bear necessary OSHA required warnings regarding RF emissions.
7. A permanent emergency power generator may be installed within the equipment shelter. The emergency power generator shall be used for emergency power only, except the times it is being run for routine maintenance, which shall not exceed thirty (30) minutes once a week between the hours of 4:00PM and 6:00PM CST, Monday through Friday, holidays excluded. The operation of the emergency generator shall comply with City regulations pertaining to Noise (Section 209.020 of the Municipal Code).
8. The applicant shall enter into a Wireless Telecommunications Tower/Antenna Agreement with the City, as required.

Approval is based on the following findings of fact:

1. The site is located in the TOD-2 where wireless telecommunications facilities collocated on an existing tower is a permitted use.
2. The proposal complies with the adopted City standards for Wireless Telecommunications Facilities, as specified in Section 207.040 of the Municipal Code.

**VOTE:**                      Ayes - 5                      Nays - 0

### **MISCELLANEOUS**

#### **Council Meeting Assignments**

Commissioners McCool and Schumer will respectively attend the City Council meetings on August 4th and August 18, 2014.

#### **Workshop**

The Planning Commission will hold a workshop meeting on August 26, 2014.

### **ADJOURNMENT**

**MOTION:**     by Commissioner Schumer, seconded by Commissioner McCool to adjourn the meeting at 9:018 p.m.

**VOTE:**                      Ayes - 5                      Nays - 0

**ATTEST:**

---

Kathleen Castle  
City Planner

**TO:** Planning Commission

**FROM:** Niki Hill, Economic Development and Planning Technician

**DATE:** August 21, 2014

**SUBJECT:** File No. 2537-14-27, Hinze – 4801 Kent Dr, Conditional Use Permit

### **INTRODUCTION**

Robert Hinze proposes to construct a 280 square foot detached accessory structure on his property. The proposal requires a Conditional Use Permit since the property is less than 1 acre and the proposed shed exceeds 150 square feet in area. The intent of the Conditional Use Permit process is to review the proposal in terms of the Development Code standards and consistency with the Comprehensive Plan.

### **PROJECT DESCRIPTION**

The property is located at the northeast corner of Tanglewood Dr. and Kent Dr. in the R1, Detached Residential District as are the surrounding properties. According to tax records, the lot has an area of 12,1968 square feet. The area along Kent Drive is considered the front lot line and has a width of 100 feet with a depth of 121.98 along Tanglewood Drive. The property is developed with a single family home that has a foundation area of 1,120 square feet with a 576 square foot attached garage.

The applicant plans to construct a 280 square foot, 14' x 20' shed in the rear of their house. The shed will be placed 17.98 feet from the west property line and 10 feet from the east property lines. The structure location will be approximately 32 feet west of the house. On lots under 1 acre, a Conditional Use Permit is required to construct anything over 150 square feet. The applicant has submitted a building permit application for this, and that will be reviewed administratively upon conclusion of the CUP review process. Please see the attached plans.

### **DEVELOPMENT CODE**

The accessory structure regulations were revised in 2006, adopting standards to ensure the compatibility of these structures with surrounding residential uses. In the R-1 District, two detached accessory structures are permitted. On parcels with an area less than 1 acre, accessory structure floor areas that are larger than 150 square feet but less than 288 square feet require a Conditional Use Permit. The Conditional Use Permit process enables the City to review the proposed use for compliance to the Development Code standards and ensure compatibility with nearby land uses through a public hearing. The combined area of all accessory structures cannot exceed 90% of the dwelling unit foundation area or 1,200 square feet, whichever is more restrictive.

Accessory structures must be setback a minimum of 5 feet from a side lot line and 10 feet from a rear lot line, except when a CUP is required the minimum setback increases to 10 feet from all property lines. The maximum height permitted for detached accessory structures is 18 feet as measured from the roof peak to the lowest finished grade; however in no case shall the height of the structure exceed the height of the dwelling unit. In addition, sidewalls cannot exceed 10 feet and interior storage areas above the main floor cannot exceed an interior height of 6 feet.

The exterior design of the structure must be compatible with the dwelling and be similar in appearance from an aesthetic, building material and architectural standpoint. The proposed design, scale, height and other aspects related to the accessory structure are evaluated to determine the impact on the surrounding area. Building permits may be issued upon the finding that the appearance of the structure is compatible with the structures and properties in the surrounding area and does not detract from the area. The intent of these regulations and the City's Comprehensive Plan's policies is to ensure that the residential character of the property and neighborhood is maintained and that dwelling unit remains the primary feature and use of the property.

### ***Conditional Use Permit***

Attachment A summarizes the standards which must be met for the Conditional Use Permit to be granted. These standards address location, structure setbacks, screening, and exterior design. In addition, a Conditional Use Permit can only be granted upon the finding that the proposed use is in harmony with and conforms to the Comprehensive Plan policies and Development Code standards.

### **APPLICANT'S STATEMENT**

The applicant states that the detached accessory building will be used for household storage. The use is incidental to the residential use of the property.

### **STAFF REVIEW**

The proposal was reviewed in accordance with the Conditional Use Permit standards identified in the Development Code. The proposed structure complies with the City's standards regarding setback, height, and exterior design.

The following table reviews the proposal in terms of the adopted standards.

	Existing	Proposed	Development Code Standard
<b>Area</b>			
<b>Shed (Proposed)</b>	N/A	280 sf	150 sf to 288 sf for a detached structure
<b>Attached Garage</b>	576 sf	576 sf (51%)	1,000 or 80% (896 sf) of the dwelling unit foundation, whichever is less.
<b>All Accessory Structures</b>	576 sf (51.4% of dfa)	856 sf (76.4% of dfa)	1,200 sf or 90% of the dwelling unit foundation area ( <b>1,008 sf</b> ) – whichever is more restrictive
<b>Setback</b>			
- Side lot line	N/A	10 feet	10 ft
- Rear lot line	N/A	17.98	10 ft
<b>Height</b>			
- Roof Peak	N/A	12 ft	18 ft
- Sidewall	N/A	9 ft	10 ft
<b>Exterior Design</b>		Masonite Wood Grain Siding	Compatible with the residence and be similar in appearance
<b>Screening</b>		Existing house, trees along Tanglewood Drive and trees along rear property line.	Structure shall be screened from view of public streets and adjoining properties with landscaping, berming or fencing

In Staff's opinion, the proposed shed is in harmony with general purpose of the Development Code and Comprehensive Plan policies. The overall size of this structure when combined with all other accessory structures is less than 90% of the dwelling unit foundation area, therefore, the dwelling unit will remain the primary feature and use of the property. The use of the structure is incidental to the primary residential use of the property and will enhance the use of the property by providing additional indoor storage. This use is consistent with the residential use of the property and neighborhood. Staff does recommend the installation of screening on the north side of the shed to mitigate the impacts of the adjoining property to the north.

#### **PUBLIC COMMENT**

Property owners within 350' of the property were notified of the application. Comments received have been attached.



## **RECOMMENDATION**

The applicant's proposal is consistent with the Conditional Use Permit criteria and standards for detached accessory structures. The residential use of the proposed shed is in harmony with the general purposes and intent of the Development Code and Comprehensive Plan. The structure/land use conforms to the Comprehensive Plan and is compatible with the residential neighborhood. The existing home will remain the primary feature and use of the property.

Staff is recommending the Planning Commission recommend the City Council approve the Conditional Use Permit, subject to the following:

1. The project must be completed in accordance with the plans submitted with the applications. Any significant changes to these plans, as determined by the City Planner, will require review and approval by the Planning Commission.
2. The exterior design of the shed shall be consistent with the plans submitted and complement the home on the property.
3. The applicant shall obtain a building permit for the structure. The structure shall comply with the Building Code standards.
4. The accessory structure shall be screened from view of adjacent properties and public streets through the use of landscaping, berming, fencing or a combination thereof.
5. The structure shall not be used in any way for commercial purposes.

### Attachments:

1. Attachment A – Conditional Use Permit, Standards for Detached Accessory Structures
2. Aerial Photo
3. Applicant's Statement, Submitted Plans and Photographs
4. Comments received
5. Motion Sheet

# ATTACHMENT A

- (1) The accessory structure shall be located in the rear yard of the property except as otherwise permitted by this ordinance.
- (2) The accessory structure shall be setback a minimum of 10 feet from the side property line and 10 feet from the rear property line; however, the City may require greater setbacks to mitigate impacts on adjoining properties.
- (3) For parcels 1 acre or larger in size, the lot shall have a minimum area of 1 acre above the ordinary high water line of a lake, ponding area or wetland on the property.
- (4) The accessory structure shall be screened from view of adjacent properties and public streets through the use of landscaping, berming, fencing or a combination thereof.
- (5) The structure shall comply with the standards of Section 205.082(D) (5) of this ordinance.

## ***Conditional Use Permit Criteria***

Certain land uses are designated as a conditional use because they may not be suitable in a particular zoning district unless conditions are attached. In those circumstances, conditions may be imposed to protect the health, safety and welfare and to insure harmony with the Comprehensive Plan.

In addition to the standards identified above, the City Council must find that the use complies with the following criteria.

- (1) The use is in harmony with the general purposes and intent of the Development Ordinance.
- (2) The use is in harmony with the policies of the Comprehensive Guide Plan.
- (3) Certain conditions as detailed in the Development Ordinance exist.
- (4) The structure and/or land use conform to the Land Use Chapter of the Comprehensive Guide Plan and are compatible with the existing neighborhood.





200.0 0 100.00 200.0 Feet

NAD\_1983\_HARN\_Adj\_MN\_Ramsey\_Feet  
© Ramsey County Enterprise GIS

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

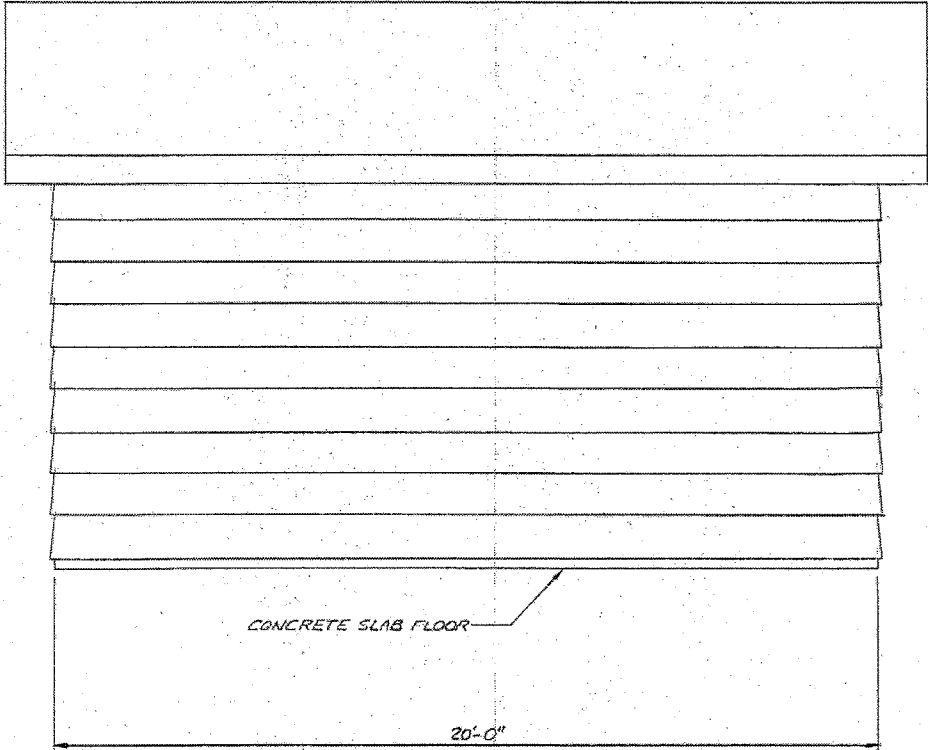
1: 1,200



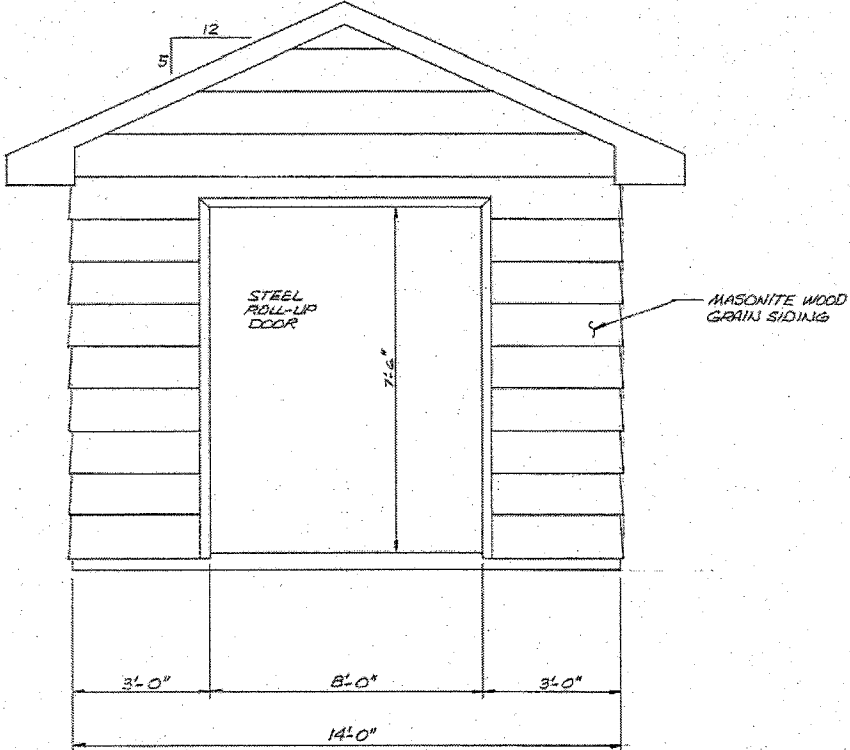
TO BE USED FOR HOUSEHOLD STORAGE



NO.	QUANTITY	DESCRIPTION
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SIDE ELEVATION



FRONT ELEVATION

This print and all information thereon is the property of M&M, New Brighton, Minnesota, must be kept confidential and not be made public or copied unless so authorized by them and is subject to return upon demand.

M&M

MPLS SHEET METAL  
9 — EIGHTH AVE. S. W.  
NEW BRIGHTON, MINN.

M&M

FOR: ROBERT HINZE

DESCRIPTION: STORAGE BUILDING  
FORSBERG TURTLE LAKE HEIGHTS  
BLOCK 2, LOT 4

DESIGNED BY	DATE	SCALE: 1/2" = 1'-0"
DRAWN BY R. HINZE	DATE 7/2/14	PROPOSAL No.
CHECKED BY	DATE	DRAWING No.
REVISIONS	NO.	DATE
APPROVED BY	DATE	JOB No.



City Council:  
Sandy Martin, Mayor  
Amy Johnson  
Terry Quigley  
Ady Wickstrom  
Ben Withhart



City of Shoreview  
4600 Victoria Street North  
Shoreview, MN 55126  
651-490-4600 phone  
651-490-4699 fax  
[www.shoreviewmn.gov](http://www.shoreviewmn.gov)

August 11, 2014

### REQUEST FOR COMMENT

Dear Shoreview Property Owner:

Please be advised that on **Tuesday, August 26<sup>th</sup> at 7:00 p.m.**, the Shoreview Planning Commission will hold a public hearing for a Conditional Use Permit application submitted by **Robert Hinze** to construct a 280 square foot detached accessory structure (shed) in the rear yard of their property at **4801 Kent Drive**.

On parcels less than 1 acre or larger in size, detached accessory structures with a total floor area greater than 150 square feet but less than 288 square feet are permitted with a Conditional Use Permit. The Conditional Use Permit process enables the City to review the proposed use through a public hearing for compliance to the Development Code standards and ensure compatibility with nearby land uses. Please see the attached plan.

You are encouraged to fill out the bottom portion of this form and return it if you have any comments or concerns. You may also send your comments to me via email. Comments received by **August 21<sup>st</sup>** will be distributed to the Planning Commission with their agenda packet. Comments received after that date but before the meeting will be distributed to the Commission that night. You are also welcome to attend the meeting which will be held in the **City Council Chambers, Shoreview City Hall, 4600 North Victoria Street**. The agenda and staff report to the Planning Commission will be available on the City website by August 21<sup>st</sup>. Please use this weblink to review details of the project and City standards after that date:  
[www.shoreviewmn.gov/pc/documents](http://www.shoreviewmn.gov/pc/documents).

If you would like more information or have any questions, please call me at 651-490-4658 between 8:00 a.m. and 4:30 p.m., Monday through Friday. You may leave a voice mail message at any time. Comments or questions can also be submitted via e-mail to me at [nhill@shoreviewmn.gov](mailto:nhill@shoreviewmn.gov).

Sincerely,

Niki Hill  
Planning and Economic Development Technician

Comments:

Please approve his plans. Home owners should be allowed to add reasonable outbuildings to their yards. This plan seems very reasonable.

Name: Bryan Jamison

Bryan Jamison

Address: 509 Tanglewood, 513 Tanglewood  
4824 Kent Drive



Nicole Hill <nhill@shoreviewmn.gov>

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## Robert Hinze Conditional Use Permit application

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Deb Craigmile <deb@soundceilings.com>

Tue, Aug 19, 2014 at 5:05 PM

Reply-To: debcraigmile@gmail.com

To: nhill@shoreviewmn.gov

Niki:

Thanks for the letter regarding the proposed shed that Robert Hinze is requesting a permit for. YES, it is acceptable to us, his neighbor on the west lot line, to move forward with the proposed and submitted plan. We appreciate the notification.

Regards,

Vincent and Deb Craigmile  
545 Tanglewood Drive  
Shoreview

hm: 651-48-8247



## **MOTION**

**MOVED BY COMMISSION MEMBER:** \_\_\_\_\_

**SECONDED BY COMMISSION MEMBER:** \_\_\_\_\_

To recommend the City Council approve the Conditional Use Permit application submitted by Robert Hinze, 4801 Kent Drive, to construct a 280 sq. ft. detached accessory structure (shed) on his property. The Conditional Use Permit authorizes 280 square feet of total floor area for the detached accessory structure, subject to the following conditions:

1. The project must be completed in accordance with the plans submitted with the applications. Any significant changes to these plans, as determined by the City Planner, will require review and approval by the Planning Commission.
2. The exterior design of the shed shall be consistent with the plans submitted and complement the home on the property.
3. The applicant shall obtain a building permit for the structure. The structure shall comply with the Building Code standards.
4. The accessory structure shall be screened from view of adjacent properties and public streets through the use of landscaping, berming, fencing or a combination thereof.
5. The structure shall not be used in any way for commercial purposes.

Said approval is based on the following findings of fact:

1. The proposed accessory structure will be maintain the residential use and character of the property and is therefore in harmony with the general purposes and intent of the Development Ordinance.
2. The primary use of the property will remain residential and is in harmony with the policies of the Comprehensive Guide Plan.
3. The conditional use permit standards as detailed in the Development Ordinance for residential accessory are met.
4. The structure and/or land use conform to the Land Use Chapter of the Comprehensive Guide Plan and are compatible with the existing neighborhood.

**VOTE:**

**AYES:**

**NAYS:**

Regular Planning Commission Meeting  
August 26, 2014

**TO:** Planning Commission  
**FROM:** Kathleen Castle, City Planner  
**DATE:** August 21, 2014

**SUBJECT:** File No. 2542-14-32; Variance - Fence Height –Jesse Stratton, 448 Tanglewood Dr.

## **INTRODUCTION**

Jesse Stratton submitted a variance application for his property at 448 Tanglewood Drive. Mr. Stratton is requesting a variance to exceed the 4 foot maximum height permitted for a fence located in the front yard of a residential property. Mr. Stratton is proposing a fence height of 6 feet. A variance from the development code standards can be granted provided practical difficulty is present. The application was complete August 5, 2014.

## **BACKGROUND AND PROJECT DESCRIPTION**

The property is located on east side of Hodgson Road, south of Tanglewood Drive. Access to the property is gained from a private driveway easement off of Tanglewood Drive which crosses the property at 456 Tanglewood Drive. The parcel is .37 acres in size (16,117.2 square feet), has a lot width of 82.26 feet along Hodgson Road and a lot depth of about 171 feet. Site improvements include the existing home, an attached two-car garage, driveway, and sidewalk areas. The topography of the property is generally level. Adjacent land uses include low density single-family residential to the north, south, east. The property to the west, across Hodgson Road, is being redeveloped with a high density senior housing complex.

The applicant is proposing to build a 6 foot tall privacy fence along the west and south sides of his property in the front yard exceeding the maximum 4-foot fence height permitted in the front yard.

## **DEVELOPMENT CODE**

Per Development Code Section 205.080(D)(7), fences are permitted in Residential Districts provided the following standards are met:

(b) Height. Fences in front yards or any yard adjacent to a public road right-of-way or road easement shall not exceed 4 feet in height except:

(i) Fences in a rear yard of a double fronted lot, adjacent to an arterial or collector roadway, may be up to 6 feet in height.

(ii) On corner lots whose side yard abuts an arterial roadway, fences in that side yard may be up to 6 feet in height provided that the fence is setback at least 10 feet from the property line abutting the right-of-way or any pedestrian or road easement and plantings (shrubs or trees) as approved by the City are established and maintained between the fence and the right-of-way or easement.

Fences in other side or rear yard shall not exceed 6 feet in height. In no case shall the combined height of any fence and berm exceed the maximum height permitted by more than one (1) foot.

## **VARIANCE CRITERIA**

When considering a variance request, the Commission must determine whether the ordinance causes the property owner practical difficulty and find that granting the variances is in keeping with the spirit and intent of the ordinance. Practical difficulty is defined as:

1. *Reasonable Manner.* The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations.
2. *Unique Circumstances.* The plight of the property owner is due to circumstances unique to the property not created by the property owner.
3. *Character of Neighborhood.* The variance, if granted, will not alter the essential character of the neighborhood.

For a variance to be granted, all three of the criteria need to be met.

## **APPLICANT'S JUSTIFICATION OF PRACTICAL DIFFICULTY**

The applicant states that practical difficulty is present. The installation of a 6-foot tall fence along Hodgson Road, an arterial is reasonable as it will provide a sound, safety and privacy barrier. Unique circumstances related to the lot access and adjoining land uses. The character of the neighborhood will also not be impacted due to the screening, character of Hodgson Road and nearby privacy fences.

See applicant's statement.

## **STAFF REVIEW**

The following table summarizes the proposal in accordance with the City's Development Code for 6-foot tall fences.

	<b>Existing</b>	<b>Proposed</b>	<b>Development Code Standard</b>
<b>Height</b>	0 sf	6 ft	4 ft
<b>Setback</b> – Front lot line	N/A	10 ft	Side yard adjacent to a street – 10' Rear lot line abutting an Arterial – 0'
<b>Exterior Design</b>	N/A	Wood Privacy Fence	Fencing material shall be dimensional, solid sawn, decay resistant lumber. Chain link fencing material with corrosion protection shall be permitted. Other materials may be permitted subject to the approval of the City Planner.
<b>Screening</b>	Transplant existing vegetation. Structure shall be screened from view of public streets.	N/A	For a 6-tall fence in the Side Yard abutting an arterial - landscaping required to screen fence from view

The Staff has reviewed the proposal and believes practical difficulty is present since all three criteria are not met.

*Reasonable Manner.* The applicants' proposal to construct a fence is reasonable, especially along an arterial roadway. The 6-foot tall fence better addresses the concerns of the property owner, however, there are other options available in accordance with the Development Code. A 4-foot tall fence could be constructed along the front property line without the need for a variance. In addition, this fence could be placed on a 1-foot tall berm for an effective height of 5 feet. Landscape screening could also be used to supplement the fence. In Staff's opinion, the taller fence height is reasonable due to the property and neighborhood characteristics, the arterial roadway, and changing land uses.

*Unique Circumstances.* The land uses on eastern side of Hodgson Road south of Tanglewood Drive and north of the City limits have transitioned from large lot residential to a mix of high and low density residential. Prior to the redevelopment of this area, the residential properties were oriented towards Hodgson Road. With the redevelopment, an internal local street network was added and provides access to the residential properties. A few of these residential properties have a rear lot line adjacent to Hodgson Road, in which a 6-foot tall fence can be constructed. Mr. Stratton's property and the property to the south at 4772 Hodgson Road are the only two homes in this segment whose front yard is along Hodgson Road. The home to the north at 456 Tanglewood Drive is a corner lot with a side yard adjacent to Hodgson Road in which a 6-foot tall fence could be constructed with a 10-foot setback from the road right-of-way/easement. This home is also setback 19.9 feet from the Hodgson Road right-of-way/easement encroaching upon the 40-foot required setback.

The development pattern along Hodgson Road also varies throughout the community. In some areas, residential properties are oriented towards the roadway with their front lot lines abutting the street right-of-way. Other residential areas are developed with the side and rear yards adjacent to Hodgson Road. As a result, there are 6-foot tall fences adjacent to the street or setback a minimum of 10-feet. In addition, a taller noise wall has been constructed along the rear property lines of residential properties north of Tanglewood Drive.

Other land uses along Hodgson Road in the immediate vicinity have also changed. Across Hodgson Road, there is a high density senior housing complex currently under construction. The single family land uses immediately to the south of this development have front yards that are oriented towards Hodgson Road. The City's Comprehensive Plan does identify this area as a Policy Development Area recognizing further development potential if the properties are consolidated. Future land uses may include low and medium density residential.

Hodgson Road is an arterial roadway under the jurisdiction of Ramsey County. The 2011 average daily traffic volume is 14,300 vehicles and is expected to increase to approximately 16,500 by 2030.

In staff's opinion, unique circumstances are present due to changes in the development pattern, land uses and increased traffic. Staff is, however, concerned about the appearance of a 6-foot tall fence when viewed from the road. The proposed vegetation should sufficiently screen the fence and soften its appearance.

*Character of Neighborhood.* Staff does not believe the variance will not alter the character of the neighborhood because of the changes in the development pattern, adjoining land uses and proposed

screening. Since this property is only one of two residential lots whose front lot lines abut Hodgson Road on this block, the character of the neighborhood will not be altered.

Staff would have concerns about neighborhood impact if this property was in an area where a number of residential lots were oriented towards the roadway.

### **PUBLIC COMMENT**

Property owners within 150 feet were notified of the applicant's request. No comments have been received.

### **STAFF RECOMMENDATION**

In Staff's opinion, practical difficulty is present for the variance since all three criteria are met. While a shorter fence could be constructed in accordance with the code requirements, the proposal is reasonable due to the unique circumstances that are present regarding development and traffic along the Hodgson Road corridor. In addition, the character of the neighborhood will not be impacted since this is only one of two lots whose front yards abut Hodgson Road on this block. Staff is recommending the Planning Commission support the variance and adopt Resolution 14-62, subject to the following conditions:

1. The approval permits a 6-tall privacy fence in the front yard of the property.
2. Said fence shall be setback a minimum of 10 feet from the front property line.
3. Vegetative screening shall be installed and maintained between the fence and the front property line. A landscape plan shall be submitted to the City Planner for review and approval prior to the issuance of a building permit.
4. The fence shall be maintained in accordance with the standards of the Development Code.
5. The applicant shall obtain a building permit for the structure.

### **Attachments**

- 1) Email from City Engineer
- 2) Site Aerial Photo
- 3) Submitted Statement and Plans
- 4) Resolution 14-62
- 5) Motion



Kathleen Castle <kcastle@shoreviewmn.gov>

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## 448 Tanglewood Application

1 message

---

**Tom Wesolowski** <twesolowski@shoreviewmn.gov>

Mon, Aug 18, 2014 at 3:03 PM

To: Kathleen Castle <kcastle@shoreviewmn.gov>

Kathleen,

I have reviewed the application from 448 Tanglewood and do not have any comments.

Thank you, Tom

--

Tom Wesolowski, P.E.

City Engineer

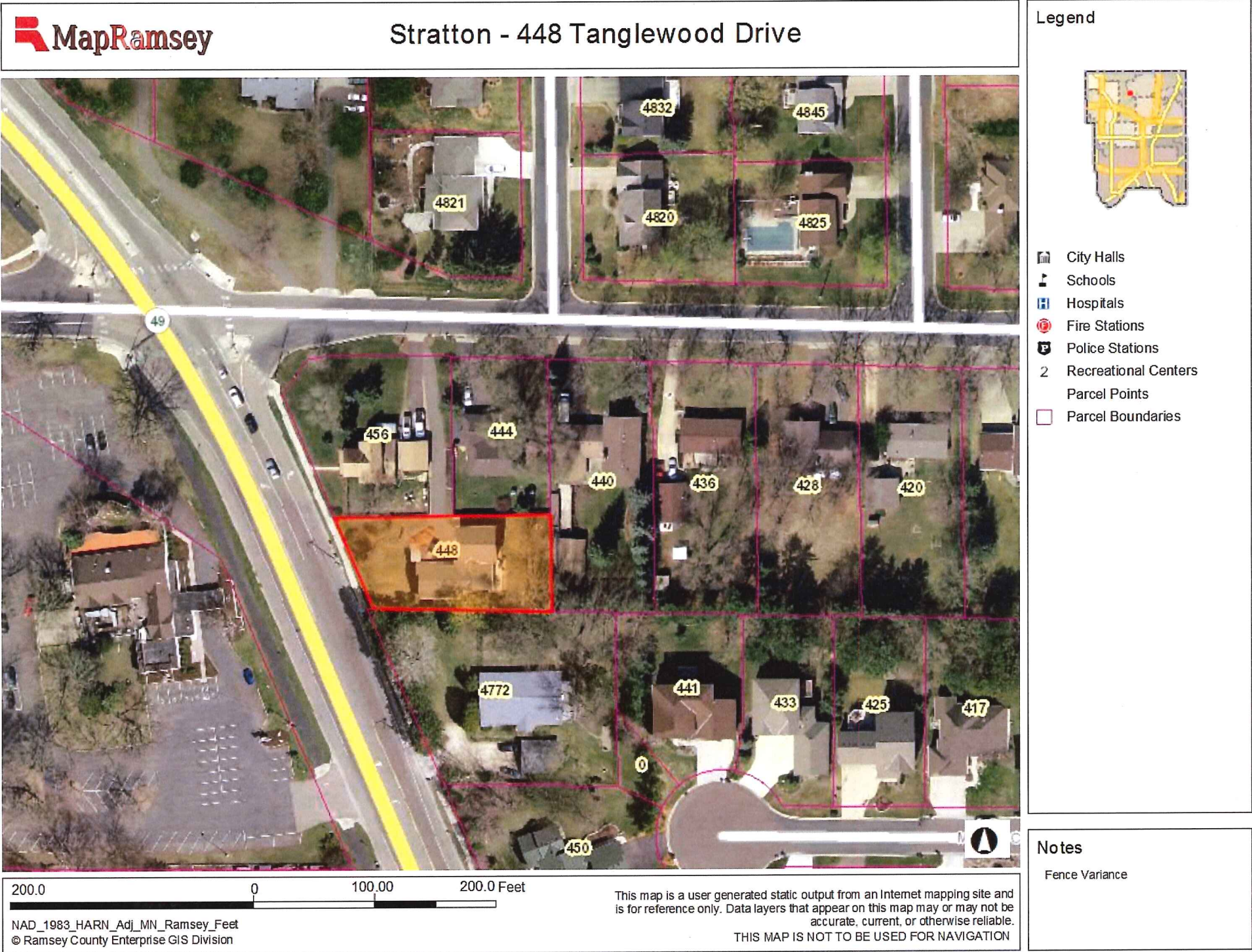
City of Shoreview

[twesolowski@shoreviewmn.gov](mailto:twesolowski@shoreviewmn.gov)

Direct Tel: 651-490-4652

Fax: 651-490-4696





A written statement of justification for a fence variance for 448 Tanglewood Drive, Shoreview, MN 55126.

Variance Request:

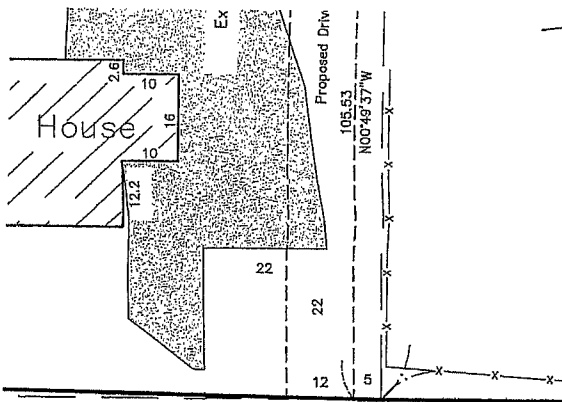
- A variance to build a 6-foot-tall fence along the line extending from a point 10 feet east of the northwest property marker of 448 Tanglewood to a point 10 feet east of the southwest property marker and extending along 30 feet of the southern boundary of 448 Tanglewood property to connect the proposed fence to an existing fence on the property of 448 Tanglewood. An aerial map showing the approximate location of the proposed fence is provided as Photo 1 in Appendix A.
- The “front yard” (west side) of 448 Tanglewood borders an arterial road (Hodgson Road) that presents a significant noise and safety concern for the use and enjoyment of 448 Tanglewood Drive. A variance is requested to build a 6-foot-tall fence at a 10-foot setback from the property line along the western side of the lot. A variance is also requested to build a 6-foot-tall fence along the southern property line to connect the proposed fence to an existing fence on the property boundary of 448 Tanglewood. Photographs of nearby properties that have similar fences to the proposed fence at 448 Tanglewood are provided as Photos 2 – 6 in Appendix A.

Practical Difficulties

1. Reasonable manner: The use of the fence would serve as a sound, safety and privacy barrier for 448 Tanglewood from Hodgson Road. Other properties that have either “side yards” or “back yards” along Hodgson Road have 6- to 8-foot-tall fences along the road (see Appendix A for photographs and locations of these properties).
2. Unique circumstances: The property has a unique circumstance in that the “front yard” of the property is not the yard facing the street on which the home has access to public roads (i.e., Tanglewood Drive). This “front yard” along Hodgson Road prevents a significant safety risk to young children in the yard both because of the open access to the arterial road and the noise at which the arterial road allows would cause verbal warning to youths to be difficult or impossible, at times, to hear. A 4-foot-tall fence provides some safety from Hodgson Road, though would not deter vandalism or kidnapping as effectively as a taller fence would (i.e., it is much harder to reach over a 6-foot-tall fence than a 4-foot-tall fence). A 4-foot-tall fence would also provide little if any noise reduction to the property where-as a 6-foot-tall fence would provide increased noise reduction for the use and enjoyment of the property. Additionally, the new construction of a proposed senior housing development (Applewood Pointe of Shoreview) at the southwest corner of Hodgson Road and Tanglewood Drive presents a proximate cause of additional noise pollution that we wish to mitigate. Based upon correspondence with the City of Shoreview, it is anticipated that the construction of the proposed senior housing development will take approximately nine months to complete. Refer to Photo 7 in Appendix A for a view from 448 Tanglewood of the ongoing construction activities across the street on Hodgson Road.



3. Character of the neighborhood: The proposed fence would not impact the character of the neighborhood as shown by photographs provided in Appendix A of properties along Hodgson Road with fences similar to the proposed fence. The west side of 448 Tanglewood property along Hodgson Road currently has a partial vegetative screen at the proposed fence site. It is anticipated that some of this natural shrubbery will remain in-place west of the proposed fence and there would be little perceived difference in the character of the neighborhood from Hodgson Road. Refer to Photos 7 – 13 in Appendix A to view the current height of the screening shrubbery on the west side of 448 Tanglewood. However, the screening shrubs are not necessary to conform to the essential character of the neighborhood, as is shown in Photos 2 – 5 in Appendix A of properties with privacy fences along Hodgson Road.

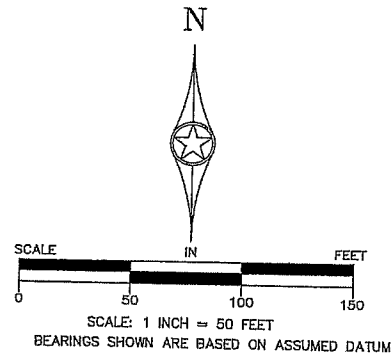


DRIVEWAY EASEMENT DETAIL  
SCALE - 1" = 20'

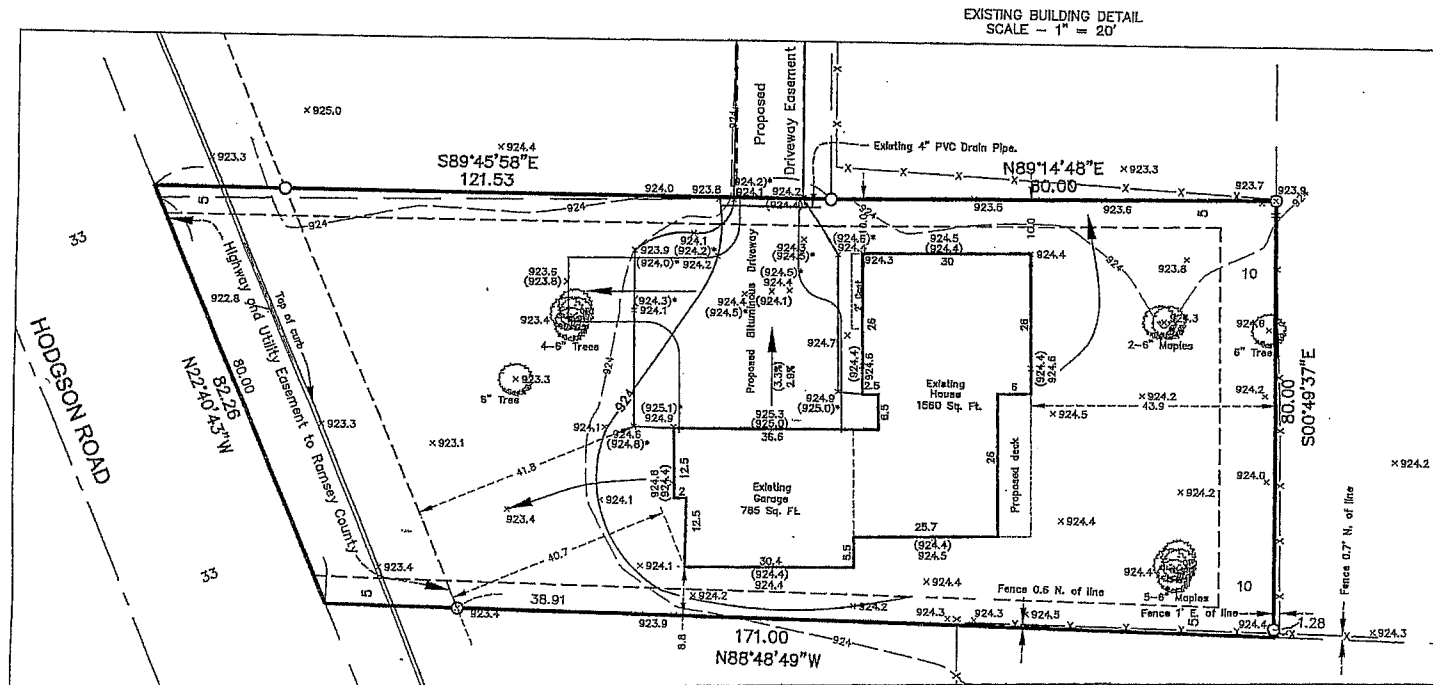
### \*PROPOSED ELEVATIONS

Top of wood foundation elev. = 925.5  
Garage floor elev. = 925.3  
Main floor elev. = 927.0  
Lowest floor elev. = 917.3

NOTE:  
Verify all setback requirements  
and proposed building elevations  
for compliance with all ordinances  
before construction.



ADDITION  
DGSON



EXISTING BUILDING DETAIL  
SCALE - 1" = 20'



Duluth, MN  
Ham Lake, MN  
Hibbing, MN  
Minnetonka, MN

Phone: (763) 434-7646  
Fax: (763) 434-8007  
www.rlk-kuusisto.com

### REVISIONS

9-25-07 Added location of 4" PVC drain pipe.

I hereby certify that this survey, plan or report was  
prepared by me or under my direct supervision and  
that I am a duly Licensed Land Surveyor under  
the laws of the State of Minnesota.

*Eve C. Reynolds*  
Eve C. Reynolds

DATE 9/14/2007 REG. NO. 13072

BOOK #

PAGE #

DRAWN TAS

CHECKED LCR

1321 Andover Boulevard • Suite 114 • Ham Lake, MN 55304

**Appendix A: Photos describing the nature of the proposed fence and similar fences in the area.**



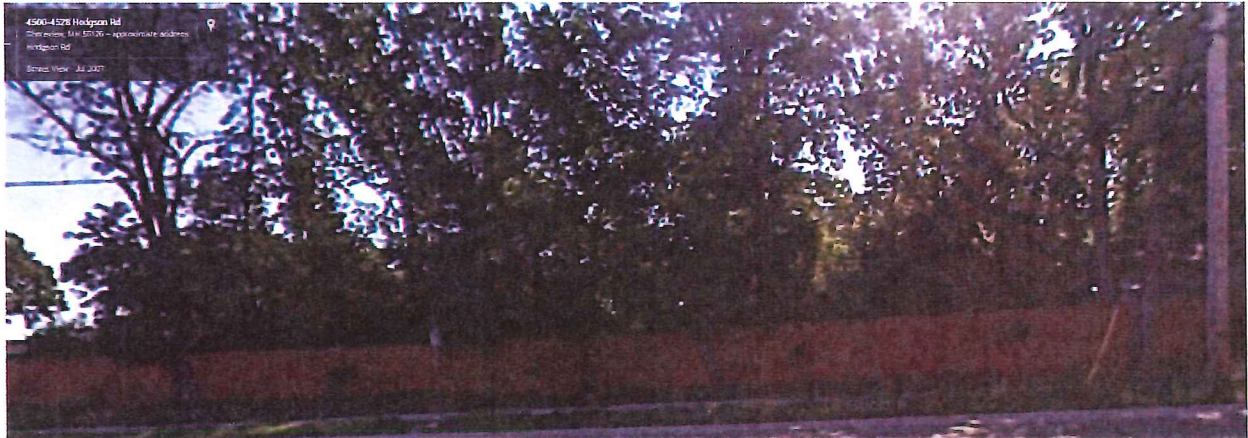
**Proposed Fence for 448 Tanglewood**

Red: Proposed 6' tall fence to run along the line connecting the 10' setbacks from the western property markers for 448 Tanglewood Drive. The fence continues along the southern property line to connect with the current fence. A gate would be constructed to open along the western side on the south west corner of the proposed fence that would allow for entrance/exit for property maintenance, escape, etc.

Green: Proposed relocation for current shrubs to screen the fence.



**Photo 1** – Aerial view of 448 Tanglewood Drive (pinpoint) and proposed fence along west and southwest boundary of the property (orange line).



**Photo 2** – View from Hodgson Road facing east towards 365 Bridge Street East; 6-foot-tall fence with less than a 10-foot setback from Hodgson Road.



**Photo 3** – View from Hodgson Road facing east towards 4355 Hodgson Road; 6-foot-tall fence in “front yard” with a 10-foot setback from Hodgson Road. Minimal “screening shrubbery” visible.



**Photo 4** – View from Hodgson Road facing east towards Oak Hill Montessori; 6-foot-tall fence with less than a 10-foot setback from Hodgson Road. No “screening shrubbery” visible.



**Photo 5** – View from Hodgson Road facing east towards 4824-4900 Kent Drive; 8-foot-tall fence with less than a 10-foot setback from Hodgson Road. No “screening shrubbery” visible.





**Photo 6** – View from Hodgson Road facing east towards 630 Sunset Court; 6-foot-tall fence with 10-foot setback from Hodgson Road.



**Photo 7** – View from 448 Tanglewood Drive facing west towards Hodgson Road and ongoing construction for senior housing development.





**Photo 8** – View from Hodgson Road facing east towards 448 Tanglewood Drive (i.e., grey garage with driveway facing north). 10-foot setback is shown by existing fence at 456 Tanglewood at the northwest corner of the 448 Tanglewood property (left side of photo). Proposed fence would be installed parallel with the north-south section and adjacent to the existing fence.



**Photo 9** – View from Hodgson Road sidewalk facing southeast towards 448 Tanglewood property; photograph taken just west of the northwest property marker for 448 Tanglewood Drive.





**Photo 10** – View from Hodgson Road sidewalk facing east towards 448 Tanglewood property; photograph taken just southwest of the northwest property marker for 448 Tanglewood Drive.



**Photo 11** – View from Hodgson Road sidewalk facing east towards 448 Tanglewood property; photograph taken near the middle of the west property line.





**Photo 12** – View from Hodgson Road sidewalk facing east towards 448 Tanglewood property; photograph taken near the middle of the west property line. Photo illustrates the height of current screening shrub along the northwest corner of the property (gentleman in the photo is 6' 2" tall). It is anticipated that some of this bush would remain in-place on the west side of the proposed fence.



**Photo 13** – View from Hodgson Road sidewalk facing east towards 448 Tanglewood property; photograph taken near the southwest property marker of 448 Tanglewood towards the existing fence along the southern boundary of the property.





### Proposed Fence for 448 Tanglewood

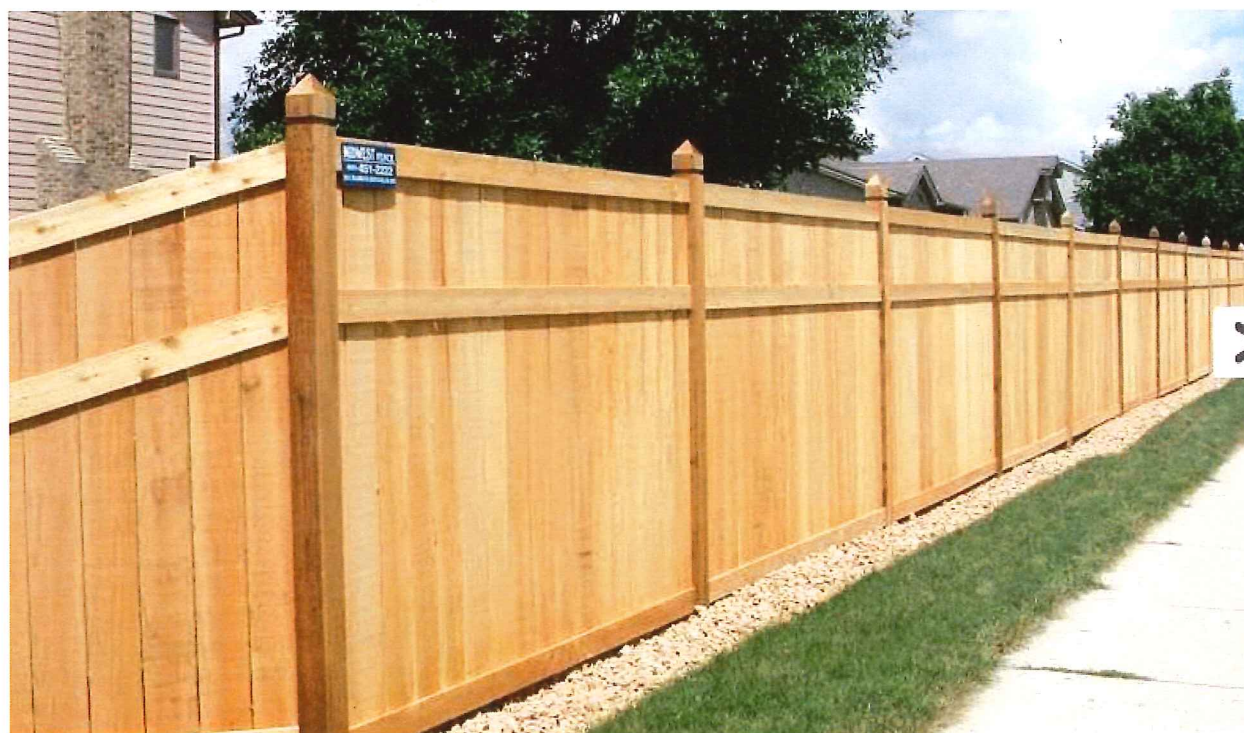
Red: Proposed 6' fence to run along the line connecting the 10' setbacks from the western property markers for 448 Tanglewood Drive. Continues along the southern property line to connect with the current fence. A gate would be constructed to open along the western side on the south west corner of the proposed fence that would allow for entrance/exit for property maintenance, escape, etc.

Green: Proposed relocation for current shrubs to screen the fence.





WB-160



**EXTRACT OF MINUTES OF MEETING OF THE  
PLANNING COMMISSION OF SHOREVIEW, MINNESOTA  
HELD AUGUST 26, 2014**

\* \* \* \* \*

Pursuant to due call and notice thereof, a meeting of the Planning Commission of the City of Shoreview, Minnesota was duly called and held at the Shoreview City Hall in said City at 7:00 PM.

The following members were present:

And the following members were absent:

Member introduced the following resolution and moved its adoption.

**RESOLUTION NO. 14-62 FOR A VARIANCE TO INCREASE THE HEIGHT OF A  
FENCE IN THE FRONT YARD**

WHEREAS, Jesse Stratton, submitted a variance application for the following described property:

*Subj To Rds And Ex The E 742 Ft; Part Lying N Of The S 144 Ft And S Of The Fol Desc L; Beg At A Pt On The W Line Of The E 742 Ft 80 Ft N Of The N L Of The S 144 Ft Thence W To A Pt On The Wly Lot Line Of Lot 20, 80 Ft Nly Of The S 144 Ft As Measured Along Said Wly Lot L And There Term Lt 20, Auditors Subdivision No. 82*

*Property Identification Number 13.30.23.31.0103*

*(This property is more commonly known as 448 Tanglewood Drive)*

WHEREAS, the Development Regulations limit the maximum height of a fence in the front yard on a residential property to 4-feet; and

WHEREAS, the applicants are proposing to build a 6-foot tall privacy fence in the front yard of his property; and

WHEREAS, the applicant has requested a variance to exceed the maximum 4-foot fence height permitted; and

WHEREAS, the Shoreview Planning Commission is authorized by State Law and the City of Shoreview Development Regulations to make final decisions on variance requests.

WHEREAS, on August 26, 2014 the Shoreview Planning Commission made the following findings of fact:

1. *Reasonable Manner.* *The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations.* The applicants' proposal to construct a fence is reasonable, especially along an arterial roadway. The property is also uniquely situated and the development pattern has changed with an intensification of land uses along the Hodgson Road corridor.
2. *Unique Circumstances.* *The plight of the property owner is due to circumstances unique to the property not created by the property owner.* Unique circumstances are present due to changes in the development pattern, land uses and increased traffic along Hodgson Road. The applicant's property is one of two single-family residential properties that have a front yard onto Hodgson Road on this block. Land use along the corridor have transitioned and include high density residential uses. Further transition of land uses is expected on the west side of Hodgson Road. Traffic has increased and is anticipated to increase in the future.
3. *Character of Neighborhood.* *The variance, if granted, will not alter the essential character of neighborhood.* The variance will not alter the character of the neighborhood because of the changes in the development pattern, adjoining land uses and proposed screening. Since this property is only one of two residential lots whose front lot lines abut Hodgson Road on this block, the character of the neighborhood will not be altered.

NOW, THEREFORE, BE IT RESOLVED BY THE SHOREVIEW PLANNING COMMISSION, that the variance request for property described above, 448 Tanglewood Drive, be approved, subject to the following conditions:

1. The approval permits a 6-tall privacy fence in the front yard of the property.
2. Said fence shall be setback a minimum of 10 feet from the front property line.
3. Vegetative screening shall be installed and maintained between the fence and the front property line. A landscape plan shall be submitted to the City Planner for review and approval prior to the issuance of a building permit.
4. The fence shall be maintained in accordance with the standards of the Development Code.
5. The applicant shall obtain a building permit for the structure.

The motion was duly seconded by Member and upon a vote being taken thereon, the following voted in favor thereof:

And the following voted against the same:

Adopted this 26th day of August, 2014

---

Steve Solomonson, Chair  
Shoreview Planning Commission

ATTEST:

---

Kathleen Castle, City Planner

ACCEPTANCE OF CONDITIONS:

---

Jesse Stratton, 448 Hodgson Road

STATE OF MINNESOTA)  
 )  
COUNTY OF RAMSEY )  
 )  
CITY OF SHOREVIEW )

I, the undersigned, being the duly qualified and acting Manager of the City of Shoreview of Ramsey County, Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a meeting of said City of Shoreview Planning Commission held on the 26<sup>th</sup> day of August, 2014 with the original thereof on file in my office and the same is a full, true and complete transcript therefrom insofar as the same relates to adopting Resolution 14-62.

WITNESS MY HAND officially as such Manager and the corporate seal of the City of Shoreview, Minnesota, this 26<sup>th</sup> day of August, 2014.

---

Terry C. Schwerm  
City Manager

SEAL

## MOTION TO APPROVE

**MOVED BY COMMISSION MEMBER:** \_\_\_\_\_

**SECONDED BY COMMISSION MEMBER:** \_\_\_\_\_

To adopt the attached Resolution 14-62, including findings of fact, permitting the construction of 6-foot tall privacy fence in the front yard of the property at 448 Tanglewood Drive, subject to the following conditions:

1. The approval permits a 6-tall privacy fence in the front yard of the property.
2. Said fence shall be setback a minimum of 10 feet from the front property line.
3. Vegetative screening shall be installed and maintained between the fence and the front property line. A landscape plan shall be submitted to the City Planner for review and approval prior to the issuance of a building permit.
4. The fence shall be maintained in accordance with the standards of the Development Code.
5. The applicant shall obtain a building permit for the structure.

Said approval is based on the following findings of fact:

1. *Reasonable Manner.* The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations. The applicants' proposal to construct a fence is reasonable, especially along an arterial roadway.
2. *Unique Circumstances.* The plight of the property owner is due to circumstances unique to the property not created by the property owner. Unique circumstances are present due to changes in the development pattern, land uses and increased traffic along Hodgson Road. The applicant's property is one of two single-family residential properties that have a front yard onto Hodgson Road on this block. Land use along the corridor have transitioned and include high density residential uses. Further transition of land uses is expected on the west side of Hodgson Road. Traffic has increased and is anticipated to increase in the future.
3. *Character of Neighborhood.* The variance, if granted, will not alter the essential character of neighborhood. The variance will not alter the character of the neighborhood because of the changes in the development pattern, adjoining land uses and proposed screening. Since this property is only one of two residential lots whose front lot lines abut Hodgson Road on this block, the character of the neighborhood will not be altered

**VOTE:**

**AYES:**

**NAYS:**

Regular Planning Commission Meeting  
August 26, 2014



**TO:** Planning Commission

**FROM:** Rob Warwick, Senior Planner

**DATE:** August 21, 2014

**SUBJECT:** File No. 2539-14-29, Variance – Brady and Jamie Martin, 948 Robinhood Place

### **INTRODUCTION AND BACKGROUND**

Brady and Jamie Martin, 948 Robinhood Place, have submitted a variance request to increase the square footage permitted for a detached accessory structure. The applicants propose a 24- by 24-foot (576 square feet) detached garage in the rear yard of their corner lot. The proposal requires a variance to increase the maximum allowed floor area from 288 sq. ft. to 576 sq. ft. The proposed detached accessory structure would be used to provide enclosed parking for a boat and vehicle. The application was complete August 6, 2014.

The property is a corner lot located in the R1 – Detached Residential District. Nearby properties are all developed with detached single family dwellings. The front lot line of the property abuts Robinhood Place, and the east side lot line abuts Nottingham Place. The existing house is setback 36 feet from the east lot line that abuts Nottingham Place.

The lot has an area of about 16,900 square feet, with a width of 108.44 feet along Robinhood Place, and a depth of 155 feet. The lot is developed with a two-story house that has a foundation area of approximately 1,350 square feet, and a 528 square foot basement garage. The overhead doors for the garage are located on the rear (south) of the house, and the existing drive provides garage access from Nottingham Place. A 16- by 23-foot (368 square feet) shed is located in the rear yard.

### **PROJECT DESCRIPTION**

The applicant propose to build a 24' x 24' (576 square foot) detached garage. The proposed garage has a peak height of 14'4" and would be located in the rear yard, situated in an open area so no trees removal is needed. The proposed garage has a setback of 37-feet from Nottingham Place and 10-feet from the rear (south) lot line. The existing drive would be used to serve the new garage, and the existing detached shed would be removed. Please refer to the attached plans.

### **DEVELOPMENT CODE**

The property is a standard, corner lot located in the R-1 Detached Residential District. Regulations pertaining to accessory structures were revised in April 2006 to address the compatibility of such structures in residential neighborhoods. Changes to the ordinance focused on the permitted area, exterior design and construction of these structures.

On a parcel less than one acre in size where there is an attached two car (or larger) garage, the maximum area for a detached accessory structure is 288 square feet. The combined area of all

accessory structures is the lesser of 1,200 square feet, or 90% of the foundation area of the dwelling. A variance is required to permit the proposed 576-square foot detached garage. The total area of all accessory structures would be 1,104 square feet, which is 81.8% of the house foundation area, less than the maximum of 90% allowed.

An attached garage can have a maximum area of 1,000 square feet or 90% of the living area foundation.

The maximum height permitted is 18 feet, as measured from the highest roof peak to the finished grade. The height of an accessory structure cannot exceed the height of the dwelling, the principal structure. Storage areas are permitted above the main floor provided the interior height does not exceed 6 feet.

The exterior design and materials used in the accessory structure must be compatible with the dwelling unit, and be similar in appearance from an aesthetic, building material, and architectural standpoint. The proposed design, scale, massing, height and other aspects related to the accessory structure needs to be evaluated with consideration of structures and properties in the surrounding area.

### **Variance Criteria**

When considering a variance request, the Commission must determine whether the ordinance causes the property owner practical difficulty and find that granting the variances is in harmony with the Comprehensive Plan, and in keeping with the spirit and intent of the ordinance. Practical difficulty is defined as:

1. *Reasonable Manner. The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations.*
2. *Unique Circumstances. The plight of the property owner is due to circumstances unique to the property not created by the property owner.*
3. *Character of Neighborhood. The variance, if granted, will not alter the essential character of the neighborhood.*

For a variance to be granted, all three of these criteria must to be met.

### **APPLICANT'S STATEMENT**

The applicants state that they are requesting a variance to enable building a detached garage on their property that is larger than permitted, exceeding the 288 square foot maximum area for a detached structure.

They identify that in 2008 they constructed a second story addition and remodel of the existing house. At that time they explored the option of expanding the existing attached basement garage, however that was not possible architecturally or in keeping with the setback requirement from Nottingham Place. They identify that the topography, location, and design of the existing house create practical difficulty. Since expanding the attached garage is not an option, they propose a detached garage to house their vehicles.

See the attached statement and plans.

## **STAFF REVIEW**

Staff have reviewed the plans in accordance with the variance criteria, and is not able to make findings that practical difficulty is present.

*The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations.*

On this property, an attached garage up to 1,000 square feet and a detached accessory structure of up to 150 square feet are permitted with a building permit. A detached accessory structure 150 square feet to 288 square feet in size is permitted with a Conditional Use Permit. The existing attached garage has a floor area of 528 square feet, but expanding the attached garage is not feasible, and staff is sympathetic to the argument that a detached structure is proposed only as an alternate since the enlarging the existing attached space is not feasible. The foundation area of the house is 1350 square feet. City Code limits the total floor area of all accessory structures to the lesser of 1,200 square feet or 90% of the living area foundation. The proposed detached garage has an area of 576 square feet, and the proposed 1,104 square feet of total accessory floor area is about 82% of the living area foundation. The two-story house would remain the primary feature of the property.

*The plight of the property owner is due to circumstances unique to the property not created by the property owner.*

Staff agrees that the topography, location and design of the existing house and attached garage limit the expansion of the attached garage but does not find these circumstances are unique to the property. Commonly, basement/tuck-under garages have been developed to effectively use changes in the topography of a building site, and this design is especially common in the areas of the City developed in the 1950s and 60s.

*The variance, if granted, will not alter the essential character of the neighborhood.*

The proposed garage will be sided with hardi-board that matches that used on the exterior of the house. Staff notes that there are detached garages in the neighborhood, including on the two adjacent properties, however the majority of dwelling are designed with attached garages only. This property has had a large shed located in the rear yard since the 1960s. Given these conditions, staff believes that constructing a 24- by 24-foot garage in the rear yard will not alter the character of the existing neighborhood.

## **STAFF COMMENTS**

Staff recognizes that the existing dilapidated 368 square foot shed is a legal nonconforming structure. It can be rebuilt to cure the structural deficiencies, but has to remain with the existing footprint, height and location, unless a variance is approved for rebuilding the structure differently. Given this, staff believes it may be appropriate for the applicant to consider reducing the size of a new detached structure to more closely approximate the 368 square foot structure that exists.

Another option the applicants may consider is to convert a portion of the attached garage to living area, and so reducing the garage to a one-car. The property can then be developed with a detached garage, potentially up to the 750 square foot maximum.

## **PUBLIC COMMENT**

Property owners within 150 feet were notified of the applicant's request. No comments have been submitted in response.

## **STAFF RECOMMENDATION**

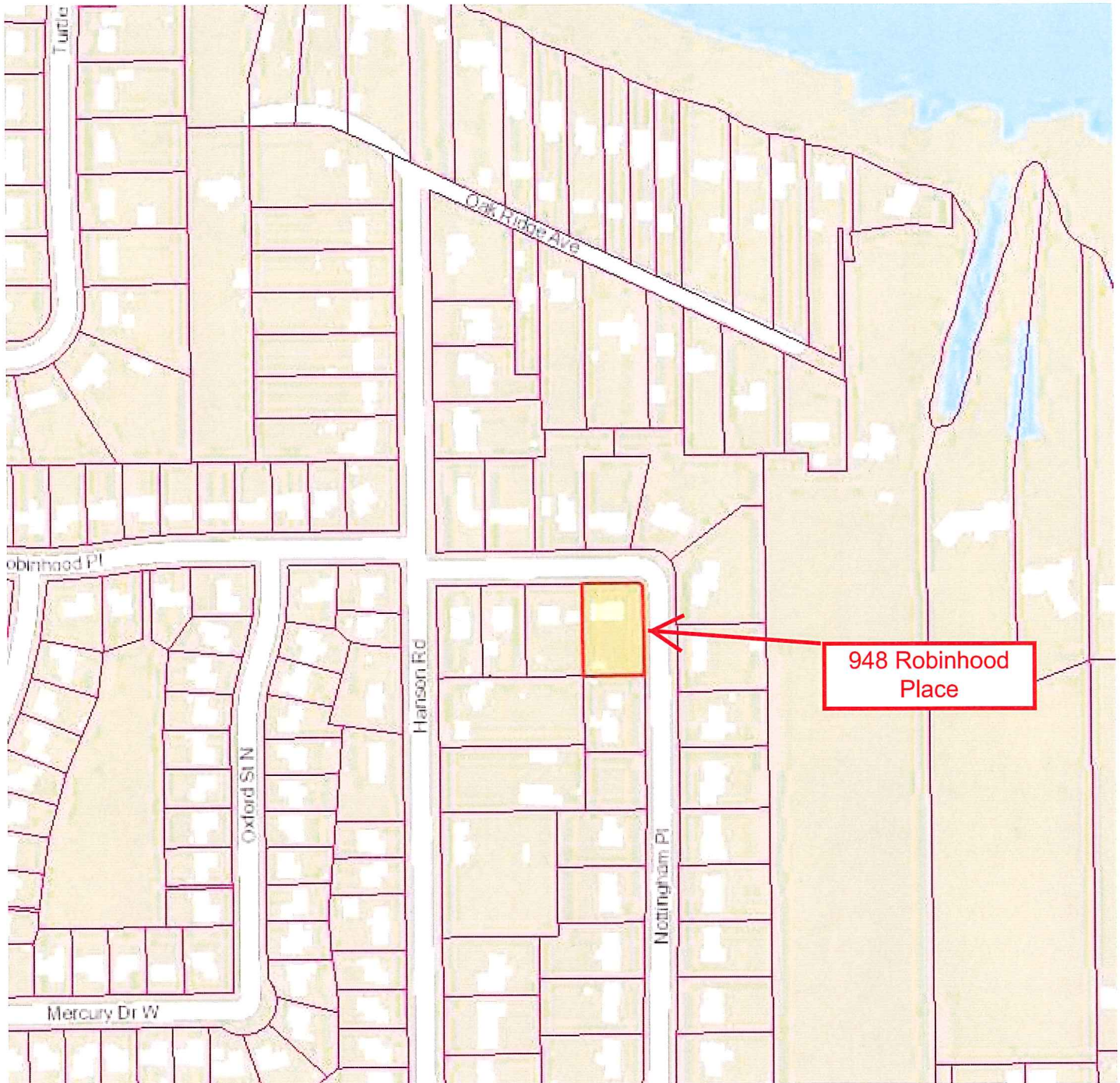
As noted above, staff is not able to make affirmative findings regarding practical difficulty, especially unique circumstances, and so cannot recommend approval to the Planning Commission. Motions have been prepared to assist the Commission to approve or deny the application.

If the Planning Commission is also unable to make the necessary findings regarding practical difficulties, a motion to deny is attached. If the Planning Commission is able to make affirmative findings for practical difficulty, adopt the attached Resolution 14-64 approving the variance, subject to the following conditions. The findings in the Motion should be amended by the Commissioners as needed.

1. The project must be completed in accordance with the plans submitted as part of the Variance application. Any significant changes to these plans, as determined by the City Planner, will require review and approval by the Planning Commission.
2. This approval will expire after one year if a building permit has not been issued and work has not begun on the project.
3. This approval is subject to a 5-day appeal period. Once the appeal period expires, a building permit may be issued for the proposed project. A building permit must be obtained before any construction activity begins.
4. The existing shed shall be removed prior to issuance of a building for the proposed garage.
5. Use of the accessory structure shall be for personal use only and no commercial use or commercial related storage is permitted.

### Attachments

- 1) Location Map
- 2) Aerial Map
- 3) Applicant's Statement
- 4) Submitted Plans
- 5) Comments
- 6) Resolution 14-64
- 7) Motions



514.5 0 257.26 514.5 Feet

1: 3,087

NAD\_1983\_HARN\_Adj\_MN\_Ramsey\_Feet

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

## Notes









Enter Map Description





## Legend



-  City Halls
-  Schools
-  Hospitals
-  Fire Stations
-  Police Stations
-  2 Recreational Centers
-  Parcel Points
-  Parcel Boundaries



116.0 0 57.99 116.0 Feet

NAD\_1983\_HARN\_Adj\_MN\_Ramsey\_Feet  
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## Notes

Enter Map Description

### **Written Statement of Justification**

In May 2008, the current owners purchased the property and remodeled the existing home, which was built in 1959 by one of the property owner's grandparents. In order to maintain the character of the neighborhood and the original structure, the owners chose to leave the original foundation and existing exterior walls. This includes the original two-vehicle tuck-under garage. Due to the uniqueness of the property, the owners considered and then decided against adding an additional garage stall for the following reasons: 1) adding a third stall would require significant changes to property landscape, including the loss of two mature pine trees, the removal of a retaining wall, and the excavation of soil, river rocks, and plants; 2) the addition would require significant structural changes to the east exterior wall (foundation) and change the overall look of the home/property. In addition, adding a third garage stall to the east (toward Nottingham) is not a possibility due to Shoreview "front yard" setback requirements. These front yard setbacks apply to both the north and east sides of the property as it sits on the corner lot. We believe these reasons establish practical difficulty, which is why we're applying for this variance.

The proposed detached structure will be used to supplement the existing attached garage (24'x22' or 528 square feet) and to replace a dilapidated shed structure (23'x16' or 368 square feet) that was built by the original property owners in the 1960s. According to the City of Shoreview's general code, the total floor area of all accessory structures (attached and detached), shall not exceed 1200 square feet, or 90 percent of the foundation area of the dwelling, whichever is less. The combined floor area of the existing garage and proposed detach garage is 1104 square feet, which is less than 90 percent of the dwelling's foundation area (1209.6 of 1344 square feet). Once the existing shed is demolished, the accessory structures on the property will meet the general code requirements for floor area.

Due to the orientation of the property's driveway (off of Nottingham versus Robinhood Place), the property lends itself well to an additional structure to the south: the existing driveway will serve both the existing attached and proposed

detached garages; there will be no need to add additional impervious surface. The detached garage will match the exterior to the existing home (James Hardie fiber-cement siding in Timberbark).

The landscape of the property area where the detached structure will sit will not be affected as it is currently open space. The property owners do intend to replace a boulevard tree in the river-rock landscape bed that sits to the east side of the detached property (tree fell in May 2013).



Roburhood Place

N (Front)

108'44"

Garage will:

- Have a 10-foot sidewall height;
- Have a 4/12 roof pitch; and
- Have a 14'4 1/2" peak height.

VED

AUG 11 2014

60'

Volleyham

E

155'4"

Neighbour's garden

Existing home

Existing Tuckunder Garage

Fence

Existing Driveway

Proposed Garage

existing shed  
(to be replaced  
by proposed  
garage)

Proposed  
10' x 10' AG  
(River Edge)

Gravel area & proposed = 576'  
Property dimensions = 16,859 sq. ft.  
Rear Setback min = 10 feet  
Side Setback min = 5 feet

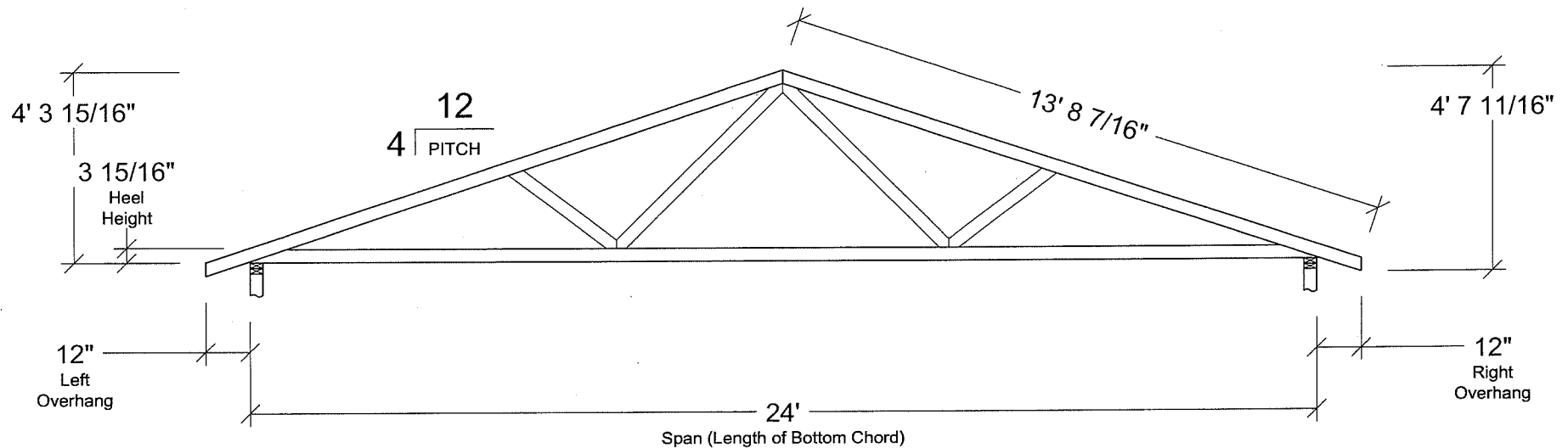
(Rear)

Scale = 1" (4 squares) = 12 feet

# Customer Truss Quote

## Truss Package #236995-1

**Standard Truss** (webbing design may vary; depicted for communication puposes only)



Qty	Pitch	Truss Type	Span		Overhang		Cantilever		Heel	Snow Load
			Feet	Inch	Left	Right	Left	Right		
11	4/12	Common (24" max o.c.)*	24'	0"	12"	12"	0"	0"	STD"	40lbs

\*Structural design for on-center spacing as noted. ~ Web design of truss may change, profile of truss shown to illustrate basic concept of truss requested. ~ This is a preliminary drawing that can be used only for trusses fabricated for HD Components. ~ HD Components reserves the right to adjust materials and design at time of production. ~ The structural integrity will not be compromised. ~ Sealed drawings are available at time of delivery. ~ Chord sizes depicted are minimum required. ~ Heel height, cantilever, actual design criteria, etc. will be addressed by the manufacturer.

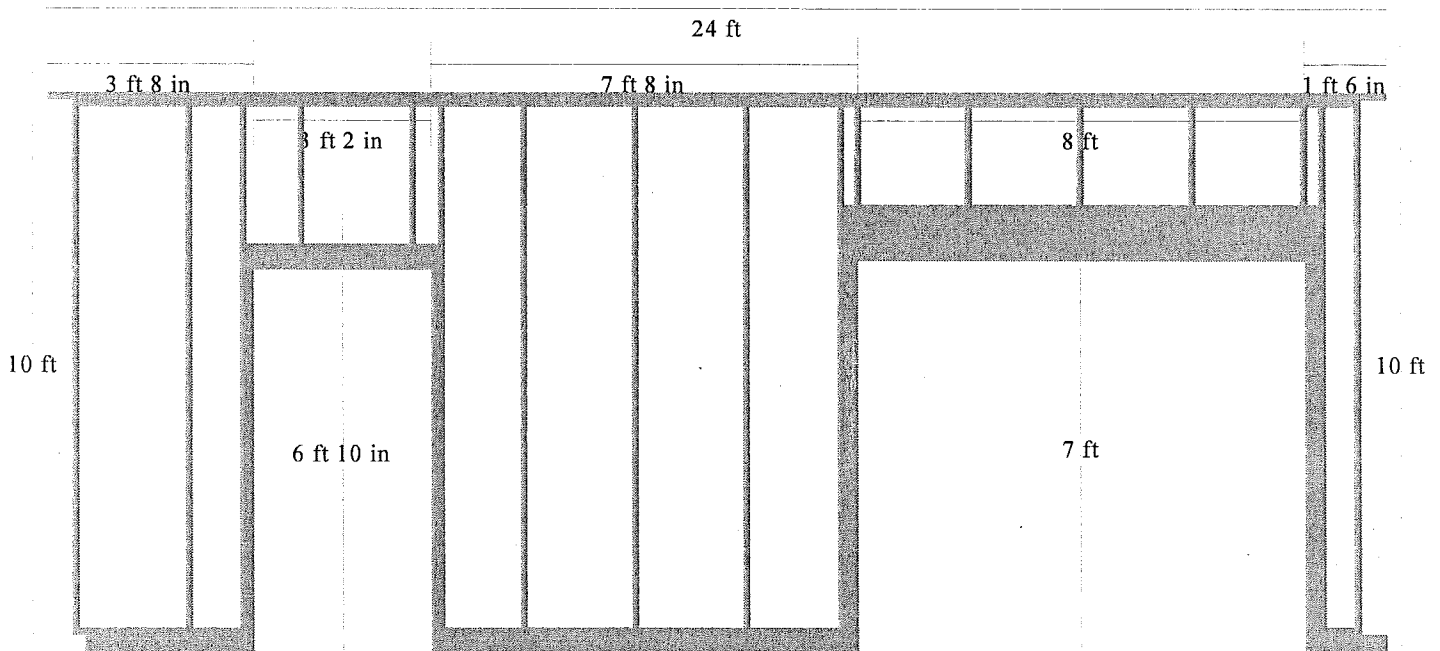


# Pro Garage Design™



Right Side View (West)

Exterior: Will match existing home  
Fiber-cement siding by James Hardie  
Color = Timber bark



Warning and Important Instructions: This is not a final design plan or estimate. EDGENET, INC. assumes no responsibility for the correct use or output of this program. All information contained on this page is subject to the terms in the disclaimer located at the end of this document.

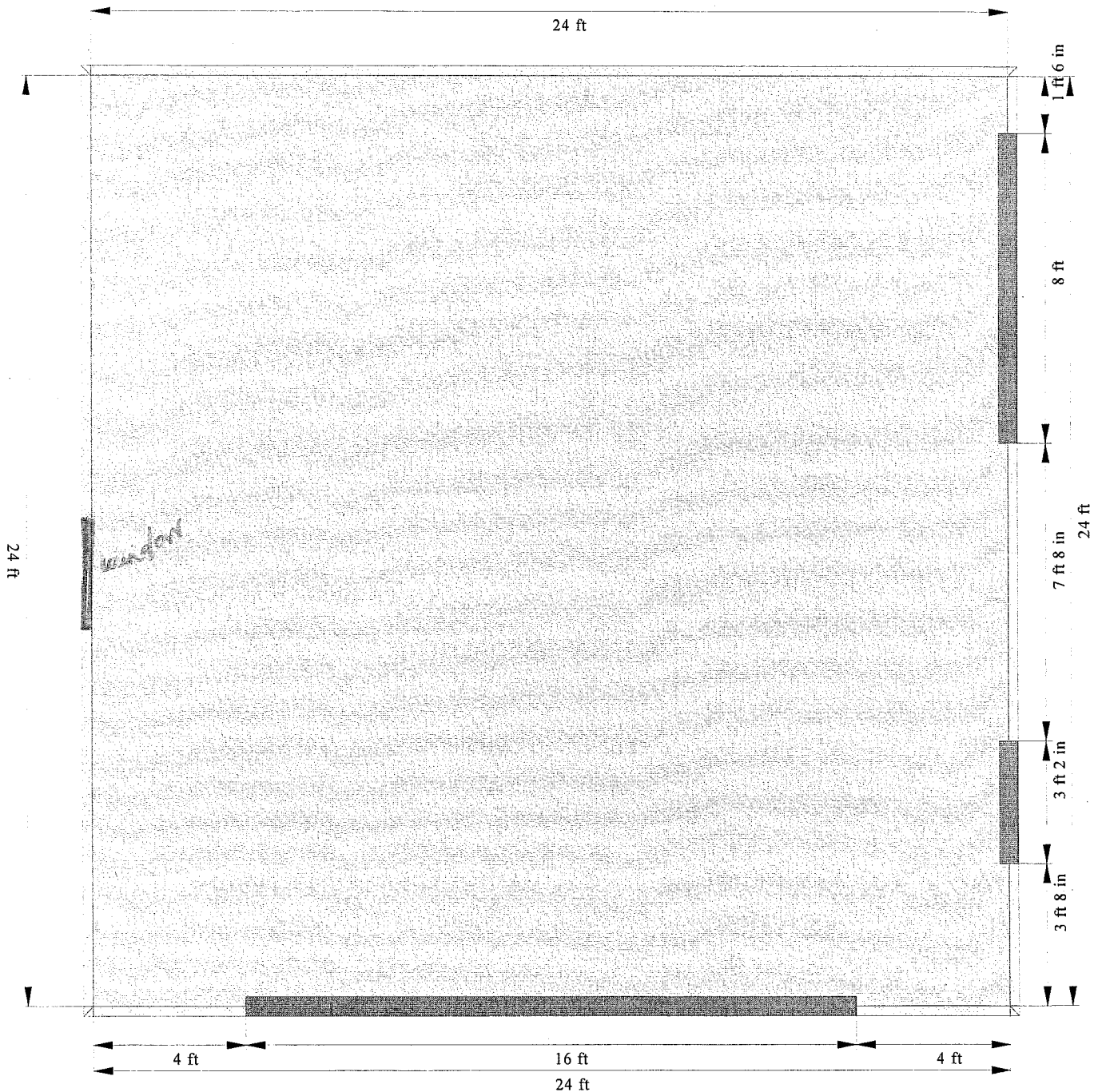
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# Pro Garage Design™



## Dimension View



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**EXTRACT OF MINUTES OF MEETING OF THE  
PLANNING COMMISSION OF SHOREVIEW, MINNESOTA  
HELD AUGUST 26, 2014**

\* \* \* \* \*

Pursuant to due call and notice thereof, a meeting of the Planning Commission of the City of Shoreview, Minnesota was duly called and held at the Shoreview City Hall in said City at 7:00 PM.

The following members were present:

And the following members were absent:

Member \_\_\_\_\_ introduced the following resolution and moved its adoption.

**RESOLUTION NO. 14-64 FOR A VARIANCE TO INCREASE THE FLOOR AREA OF  
A DETACHED ACCESSORY STRUCTURE**

WHEREAS, Brady and Jamie Martin submitted a variance application for the following described property:

*LOT 4, BLOCK 2, SHERWOOD FOREST, RAMSEY COUNTY, MINNESOTA*

*(This property is more commonly known as 948 Robinhood Place)*

WHEREAS, the Development Regulations establish a maximum detached accessory structure size of 150 square on parcels less than 1 acre in size which may be increased to square footage of 288 square feet with a Conditional Use Permit; and

WHEREAS, the applicants are proposing to build a 24 foot by 24 foot, 576 square foot detached accessory structure; and

WHEREAS, the applicants have requested a variance to exceed the maximum 150-square foot floor area with a 576-square foot structure;

WHEREAS, the Shoreview Planning Commission is authorized by State Law and the City of Shoreview Development Regulations to make final decisions on variance requests; and

WHEREAS, on August 26, 2014 the Shoreview Planning Commission made the following findings of fact:

1. *Reasonable Manner. The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations.*

On this property, an attached garage up to 1,000 square feet and a detached accessory structure of up to 150 square feet are permitted with a building permit. A detached accessory structure 150 square feet to 288 square feet in size is permitted with a Conditional Use Permit. The existing attached garage has a floor area of 528 square feet, but expanding the attached garage is not feasible. The foundation area of the house is 1350 square feet. City Code limits the total floor area of all accessory structures to the lesser of 1,200 square feet or 90% of the living area foundation. The proposed detached garage has an area of 576 square feet, and the proposed 1,104 square feet of total accessory floor area is about 82% of the living area foundation. The two-story house will remain the primary feature of the property.

2. *Unique Circumstances. The plight of the property owner is due to circumstances unique to the property not created by the property owner.*

Practical difficulty stems from the topography, location and design of the existing house and attached garage. Expansion of the existing basement garage is limited due to these factors, and leaves the applicants without garage areas for needed storage.

3. *Character of Neighborhood. The variance, if granted, will not alter the essential character of the neighborhood.*

The proposed garage will be sided with hardi-board that matches that used on the exterior of the house. Staff notes that detached garages are found in the neighborhood, including on the two adjacent properties, and this property has had a large shed located in the rear yard since the 1960s. Given these conditions, constructing a 24- by 24-foot garage in the rear yard will not alter the character of the existing neighborhood.

NOW, THEREFORE, BE IT RESOLVED BY THE SHOREVIEW PLANNING COMMISSION, that the variance request for property described above, 948 Robinhood Place, be approved, subject to the following conditions:

1. The project must be completed in accordance with the plans submitted as part of the Variance application. Any significant changes to these plans, as determined by the City Planner, will require review and approval by the Planning Commission.
2. This approval will expire after one year if a building permit has not been issued and work has not begun on the project.
3. This approval is subject to a 5-day appeal period. Once the appeal period expires, a building permit may be issued for the proposed project. A building permit must be obtained before any construction activity begins.

4. The existing shed shall be removed prior to issuance of a building for the proposed garage.
5. Use of the accessory structure shall be for personal use only and no commercial use or commercial related storage is permitted.

The motion was duly seconded by Member \_\_\_\_\_ and upon a vote being taken thereon, the following voted in favor thereof:

And the following voted against the same:

Adopted this 26th day of August, 2014

\_\_\_\_\_  
Steve Solomonson, Chair  
Shoreview Planning Commission

ATTEST:

\_\_\_\_\_  
Kathleen Castle, City Planner

ACCEPTANCE OF CONDITIONS:

\_\_\_\_\_  
Brady Martin, 948 Robinhood Place

\_\_\_\_\_  
Jamie Martin, 948 Robinhood Place

STATE OF MINNESOTA)  
 )  
COUNTY OF RAMSEY )  
 )  
CITY OF SHOREVIEW )

I, the undersigned, being the duly qualified and acting Manager of the City of Shoreview of Ramsey County, Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a meeting of said City of Shoreview Planning Commission held on the 26<sup>th</sup> day of August, 2014 with the original thereof on file in my office and the same is a full, true and complete transcript therefrom insofar as the same relates to adopting Resolution 14-64.

WITNESS MY HAND officially as such Manager and the corporate seal of the City of Shoreview, Minnesota, this 26<sup>th</sup> day of August, 2014.

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Terry C. Schwerm  
City Manager

SEAL



## PROPOSED MOTION TO DENY

**MOVED BY COMMISSION MEMBER:** \_\_\_\_\_

**SECONDED BY COMMISSION MEMBER:** \_\_\_\_\_

To deny a variance to increase the maximum floor area for a 576 square foot detached accessory structure for Brady and Jamie Martin on their property at 948 Robinhood Place, based on the following findings of fact:

1. *Reasonable Manner.* The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations. The applicant has options to create added accessory floor area on the property including rebuilding the existing nonconforming shed and converting a portion of the existing attached garage to living area to allow a larger detached garage by right.
2. *Unique Circumstances.* The plight of the property owner is due to circumstances unique to the property not created by the property owner.

While the topography, location and design of the existing house and attached garage make expansion of the existing basement garage difficult, these features are not unique but common conditions for properties developed in the 1950s and 60s.

**VOTE:**

**AYES:**

**NAYS:**

Regular Planning Commission Meeting  
August 26, 2014

## PROPOSED MOTION TO APPROVE

**MOVED BY COMMISSION MEMBER:** \_\_\_\_\_

**SECONDED BY COMMISSION MEMBER:** \_\_\_\_\_

To adopt Resolution 14-64 approving a variance to increase the maximum floor area for a 576 square foot detached accessory structure for Brady and Jamie Martin on their property at 948 Robinhood Place, subject to the following conditions:

1. The project must be completed in accordance with the plans submitted as part of the Variance application. Any significant changes to these plans, as determined by the City Planner, will require review and approval by the Planning Commission.
2. This approval will expire after one year if a building permit has not been issued and work has not begun on the project.
3. This approval is subject to a 5-day appeal period. Once the appeal period expires, a building permit may be issued for the proposed project. A building permit must be obtained before any construction activity begins.
4. The existing shed shall be removed prior to issuance of a building for the proposed garage.
5. Use of the accessory structure shall be for personal use only and no commercial use or commercial related storage is permitted.

Said approval is based on the following findings of fact:

1. *The proposal is in harmony with the policies of the Comprehensive Plan and complies with the spirit and intent of the Development Code.*
2. *Reasonable Manner. The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations.*

On this property, an attached garage up to 1,000 square feet and a detached accessory structure of up to 150 square feet are permitted with a building permit. A detached accessory structure 150 square feet to 288 square feet in size is permitted with a Conditional Use Permit. The existing attached garage has a floor area of 528 square feet, but expanding the attached garage is not feasible. The foundation area of the house is 1350 square feet. City Code limits the total floor area of all accessory structures to the lesser of 1,200 square feet or 90% of the living area foundation. The proposed detached garage has an area of 576 square feet, and the proposed 1,104 square feet of total accessory floor area is about 82% of the living area foundation. The two-story house will remain the primary feature of the property. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. *Unique Circumstances. The plight of the property owner is due to circumstances unique to the property not created by the property owner.*

Practical difficulty stems from the topography, location and design of the existing house and attached garage. Expansion of the existing basement garage is limited due to these factors, and leaves the applicants without garage areas for needed storage. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. *Character of Neighborhood. The variance, if granted, will not alter the essential character of the neighborhood.*

The proposed garage will be sided with hardi-board that matches that used on the exterior of the house. Detached garages are found in the neighborhood, including on the two adjacent properties, and this property has had a large shed located in the rear yard since the 1960s. Given these conditions, constructing a 24- by 24-foot garage in the rear yard will not alter the character of the existing neighborhood.

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**VOTE:**

**AYES:**

**NAYS:**

Regular Planning Commission Meeting  
August 26, 2014

**TO:** Planning Commission

**FROM:** Rob Warwick, Senior Planner

**DATE:** August 21, 2014

**SUBJECT:** File No. 2540-14-30, Variances and Residential Design Review – Tracy Crane on behalf of Douglas and Renelle Mahoney, 5466 Lake Avenue

## **INTRODUCTION AND BACKGROUND**

Tracy Crane, on behalf of Douglas and Renelle Mahoney, has submitted a variance request and residential design review application for the property located 5466 Lake Avenue. Ms. Crane proposes construction of a second story addition to the existing house on this substandard riparian lot. The proposal requires variances to reduce the minimum front setback and to increase the maximum foundation area. The application was complete August 7, 2014.

The property is a substandard riparian lot at the northeast corner of Turtle Lake. It is located in the R1 – Detached Residential District and Shoreland Overlay District. Nearby properties are all developed with detached single family dwellings. The existing house is a non-conforming structure since it does not comply with the minimum front setback. The applicant is in the process of purchasing the property from Mr. and Mrs. Mahoney, and proposes to add a full second story addition above the existing garage. The addition is designed to provide three bedrooms, a bath, and play area for the applicant's children.

The property is developed with a two-story house that has a foundation area of 2,151 square feet, including the 790 square foot 3-car attached garage. The house has two-bedrooms and two bathrooms. Both bedrooms are on the second floor, one located in the living area that is developed above the garage. The house is constructed on a slab, and has no basement. The house was constructed in 1992.

## **PROJECT DESCRIPTION**

The applicant proposes to construct a 26- by 32-foot second story addition above the existing three-car attached garage. The addition will be finished with three bedrooms, a bathroom and a play area/loft. The addition will have a two-foot cantilever on the front (west) elevation. The cantilever will have a 42.6 foot setback from the front lot line, less than the 55.55-foot minimum front setback. The existing house and attached garage is setback 44.6 feet from the front lot line. The addition is a full two story addition and so will have 8-foot side walls above the existing garage. While there is currently living area (a bedroom) above the garage, it is designed with room-in-attic trusses rather than full side walls. The peak height will increase to 30.75 feet, about 6.75 feet higher than the existing garage peak, and less than the 35-foot peak height that is permitted. Please refer to the attached plans.

## **DEVELOPMENT CODE**

### ***Residential Design Review***

For riparian properties in the Shoreland district, lot standards require a minimum lot area of 15,000 square feet and a width of 100 ft. The subject lot has an area of 9,596 sq. ft. and a width 68 feet at the front lot line, tapering to about 38 feet at the Ordinary High Water (OHW) of Turtle Lake. Lot depth averages about 185 feet. The lot is substandard since the area and width are less than the minimum requirements, and so Residential Design Review is required for the proposed addition.

The required front setback is the average of the setbacks of the dwellings on the adjoining lots, plus or minus 10-feet. The intent of this calculated setback is that residences will be roughly aligned when viewed from the street. Here the addition is proposed on the front of the house, and the front setback is a minimum of 55.55 feet. The existing house and attached garage does not conform to that, with a 44.6 foot front setback. While a 2-foot cantilever is a permitted encroachment into the required front setback, in this case the cantilever area will encroach further than the existing and so reduces the proposed setback to 42.6 feet from the front lot line.

The cantilever is also included in foundation area, and so adds 64.4 square feet to the existing foundation area. The existing foundation area exceeds the 18% maximum and can remain, but expanded only with a variance.

The addition above the garage will not add to the impervious surface coverage on the property, and the existing 41.8% impervious will remain, as allowed by Code. Note that the cantilever area will be situated above the existing drive, an impervious surface, and so has no impact on the impervious coverage.

The standards for development on the property are summarized below.

<b>Standard</b>	<b>Allowed</b>	<b>Proposed</b>
<b>Lot Coverage</b>	2,879 square feet (30% of lot area) Existing = 4,014 sf. ft. (41.8%)	4,014square feet (41.8%) No Change
<b>Building Height</b>	35 feet	30 feet, 8.5 inches
<b>Foundation Area</b>	1,727 square feet (18% of lot area) Existing = 2,151 square feet (22.4 %)	2,215.4 square feet (23.1 %)**
<b>Setbacks</b>		
<b>Front</b>	55.55 – 75.55 feet	42.6 feet**
<b>OHW (Lake)</b>	50 feet	37.8 feet (No Change)
<b>Side</b>	10 feet – Living Area	10.0 feet (south side) - Living 13.5 feet (north side) - Living
<b>Architectural Mass</b>	Encourage use of natural colors/materials, landscaping.	Brown siding and trim, to match existing

\*\* Variance required

The proposal complies with adopted standards, with the exception of the front setback and foundation area, and so approval of the Residential Design Review application is possible only if the variance requests are approved.

## **Variance Criteria**

When considering a variance request, the Commission must determine whether the ordinance causes the property owner practical difficulty and find that granting the variances is in keeping with the spirit and intent of the ordinance. Practical difficulty is defined as:

1. *Reasonable Manner. The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations.*
2. *Unique Circumstances. The plight of the property owner is due to circumstances unique to the property not created by the property owner.*
3. *Character of Neighborhood. The variance, if granted, will not alter the essential character of the neighborhood.*

For a variance to be granted, all three of the criteria need to be met.

## **APPLICANT'S STATEMENT**

The applicant states that practical difficulty is due to the location of the adjacent house to the east, which has a front setback of 88 feet, when other residences along Lake Ave. are typically setback 45 feet or less. That increases the setback for their property due to averaging. The property to the east has a detached garage that is setback just 15 feet from the front lot line, but that structure is not considered when the average is calculated. The addition utilizes the existing foundation of the house, with a 2-foot cantilever to increase the useable living area of the addition. The cantilever replaces an existing 1.5 foot 'eyebrow' on the front of the house. The cantilever will allow each bedroom an added foot of length, and the playroom will be one foot larger in width. These small dimensional changes will have a large impact on the livability of the spaces.

See the attached statement and plans.

## **STAFF REVIEW**

Staff have reviewed the plans in accordance with the variance criteria, and agree with the applicants that practical difficulty is present.

*Reasonable Manner. The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations.*

The existing house is designed with just two bedrooms, both on the second floor. Adding bedrooms to better accommodate family living is a reasonable use of the property, and is not possible without a variance for this non-conforming dwelling.

*Unique Circumstances. The plight of the property owner is due to circumstances unique to the property not created by the property owner.*

The front setback variance stems from the 88-foot front setback of the dwelling located on the adjacent property. This setback is greater than other dwellings on the riparian lots along Lake Ave. and increases the front setback for the subject property.



The foundation area variance is needed due to the design of the existing house, which exceeds the permitted 18% foundation area, yet has only two bedrooms. Increasing the living area as proposed has a minimal impact on the foundation area while allowing conversion of the dwelling to accommodate a young family. The intent of the foundation area limitation is to address the developed area on substandard lots. Here, the cantilever replaces the existing eyebrow with an added extension of only 0.5 feet and has no impact on impervious surface coverage, yet allowing space for three added bedrooms in this house that has no basement.

*Character of Neighborhood. The variance, if granted, will not alter the essential character of the neighborhood.*

The proposed second story addition will result in a design similar to several other dwellings that exist along this street. Other houses are nearer the street and taller than the proposed addition. Given these conditions, staff believes that constructing a second story addition above the existing garage will not alter the character of the existing neighborhood.

### **PUBLIC COMMENT**

Property owners within 150 feet were notified of the applicant's request. No comments have been submitted in response.

### **SHORELAND MITIGATION**

Shoreland Mitigation is required when the City grants land use approval for riparian lots. The applicant will use gutters and downspouts to manage stormwater, and two raingardens will be installed to infiltrate runoff from the house and drive. Architectural Mass is the second practice. The exterior of the addition will be finished in brown to match the existing house.

### **STAFF RECOMMENDATION**

As noted above, staff is able to make affirmative findings regarding practical difficulty and so recommends approval to the Planning Commission. Staff believes that this structure complies with the spirit and the intent of the code as the house will remain the primary structure and the character of the neighborhood is not altered.

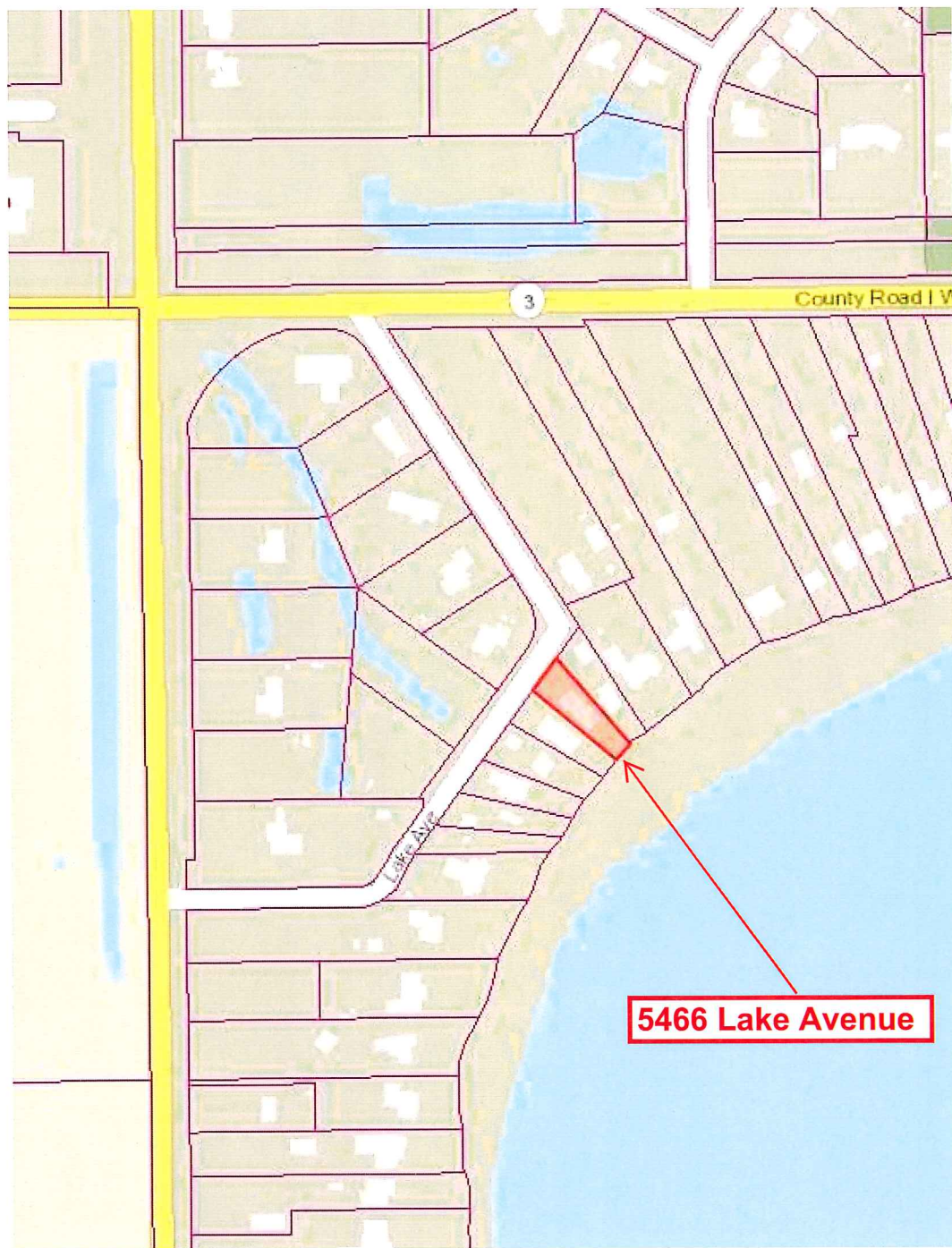
Staff recommends that the Planning Commission adopt the attached Resolution 14-63 approving the variance requests. If the Commission concur with staff that practical difficulty is present for the variances, then the Residential Design Review application can be approved, all subject to the following conditions:

1. The project must be completed in accordance with the plans submitted as part of the Variance application. Any significant changes to these plans, as determined by the City Planner, will require review and approval by the Planning Commission.
2. The front setback will be a minimum of 42.6 feet for the proposed addition measured to the cantilever on the front of the house.
3. The applicant shall execute a mitigation affidavit prior to issuance of a building permit for the project.
4. This approval will expire after one year if a building permit has not been issued and work has not begun on the project.









5. This approval is subject to a 5-day appeal period. Once the appeal period expires, a building permit may be issued for the proposed project. A building permit must be obtained before any construction activity begins.

Attachments

- 1) Location Map
- 2) Aerial Map
- 3) Applicant's Statement
- 4) Submitted Plans
- 5) Comments
- 6) Mitigation Affidavit
- 7) Resolution 14-63
- 8) Motion



## Legend

-  City Halls
-  Schools
-  Hospitals
-  Fire Stations
-  Police Stations
-  2 Recreational Centers
-  Parcel Points
-  Parcel Boundaries

563.0 0 281.52 563.0 Feet



1: 3,378

NAD\_1983\_HARN\_Adj\_MN\_Ramsey\_Feet

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

## Notes

Enter Map Description





**Legend**



- City Halls
- Schools
- Hospitals
- Fire Stations
- Police Stations
- Recreational Centers
- Parcel Points
- Parcel Boundaries



238.1 0 119.03 238.1 Feet

NAD\_1983\_HARN\_Adj\_MN\_Ramsey\_Feet  
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**Notes**

Enter Map Description

# CERTIFICATE OF SURVEY

FOR: TJB HOMES

ADDRESS: 5466 LAKE AVENUE, SHOREVIEW

## AREA CALCULATIONS

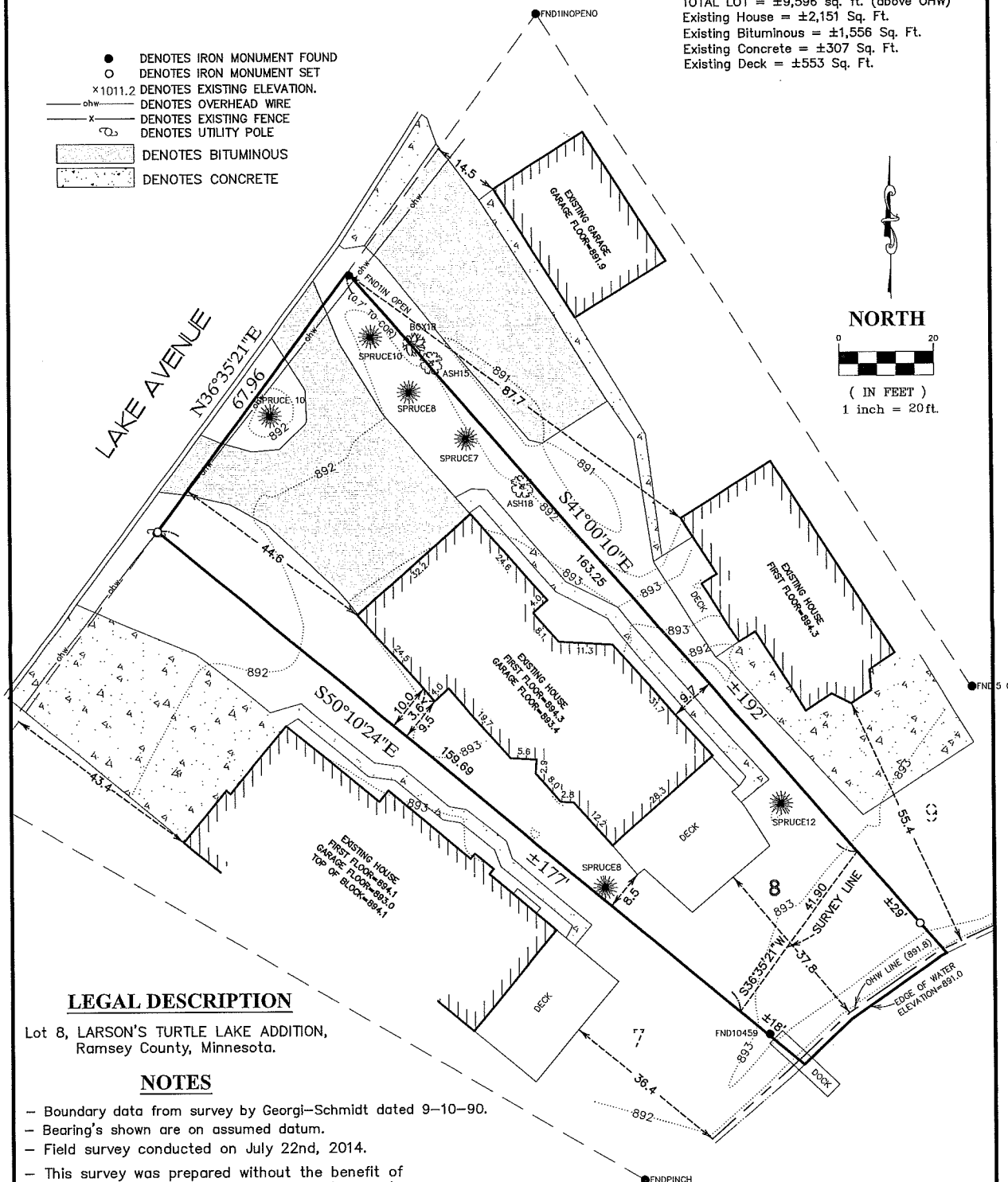
TOTAL LOT =  $\pm 9,596$  sq. ft. (above OHW)  
Existing House =  $\pm 2,151$  Sq. Ft.  
Existing Bituminous =  $\pm 1,556$  Sq. Ft.  
Existing Concrete =  $\pm 307$  Sq. Ft.  
Existing Deck =  $\pm 553$  Sq. Ft.

- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET
- x1011.2 DENOTES EXISTING ELEVATION.
- ohw DENOTES OVERHEAD WIRE
- x DENOTES EXISTING FENCE
- DENOTES UTILITY POLE
- [Pattern] DENOTES BITUMINOUS
- [Pattern] DENOTES CONCRETE

NORTH



( IN FEET )  
1 inch = 20 ft.



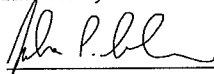
## LEGAL DESCRIPTION

Lot 8, LARSON'S TURTLE LAKE ADDITION,  
Ramsey County, Minnesota.

## NOTES

- Boundary data from survey by Georgi-Schmidt dated 9-10-90.
- Bearing's shown are on assumed datum.
- Field survey conducted on July 22nd, 2014.
- This survey was prepared without the benefit of titlework. Easement, appurtenances and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a title insurance commitment or attorneys title opinion.
- Curb shots taken at top and back of curb.

I hereby certify that this plan, survey or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

  
JOSHUA P. SCHNEIDER

Date: 7-23-14 Reg. No. 44655

JOB#14399BS

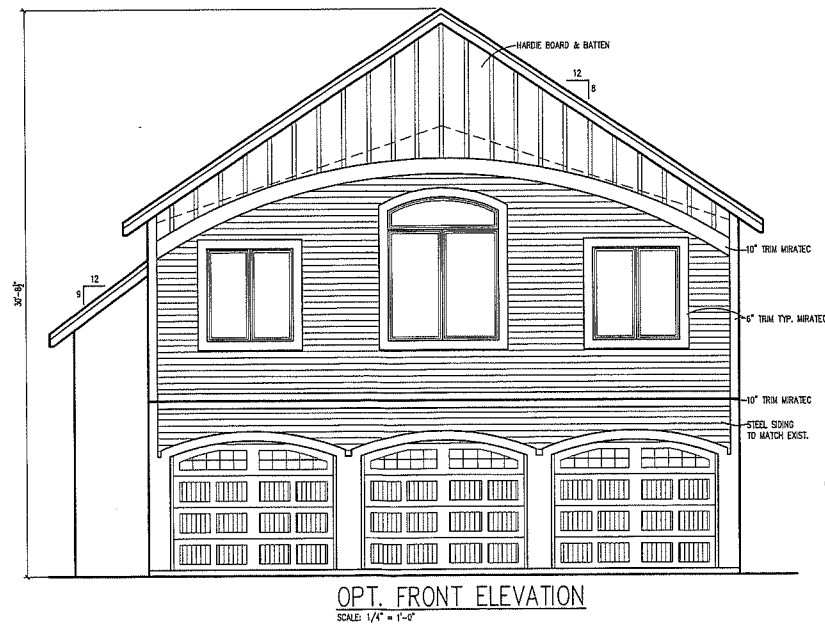
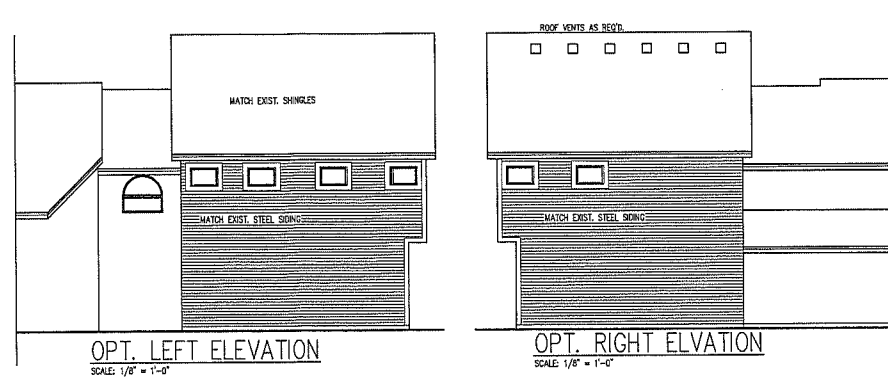
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10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30

# OPT. ELEVATIONS 7-25-14



SCOTT MARS &  
TRACY CRANE  
5466 LAKE AVE.  
SHOREVIEW, MN

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9100 BALTIMORE ST. NE SUITE 102  
BLAINE MN, 55449  
JASON BUDZYNSKI 763-286-4277

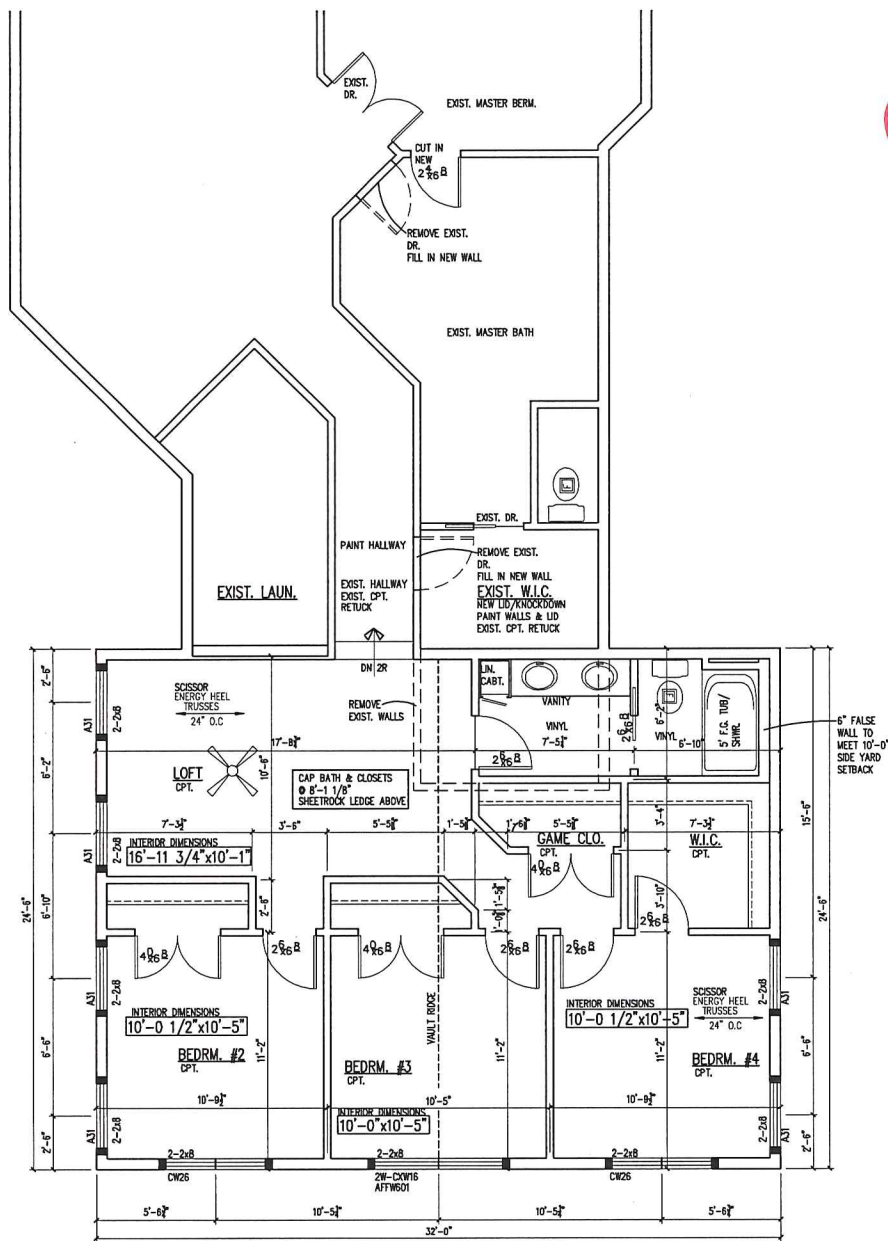
DATE:  
7-25-14  
REVISIONS:  
7-28-14  
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DRAWN BY:  
JR  
COMM. NO.

SHEET NO.  
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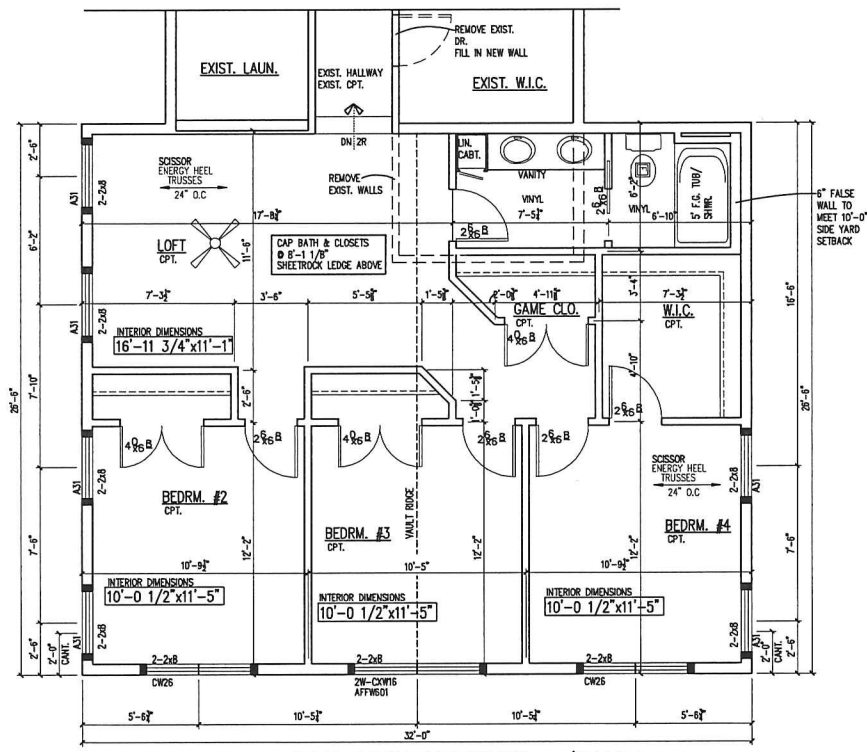


FLOOR PLAN WITH  
THE PROPOSED TWO-FOOT  
CANTILEVER



NEW ADDITION  
SCALE: 1/4" = 1'-0" 781 SQ. FT.

w/OUT CANT.



OPT. NEW ADDITION w/CANT.  
SCALE: 1/4" = 1'-0" 845 SQ. FT.

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REVISIONS:  
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8-13-14  
8-21-14  
XXXXXX  
XXXXXX

DRAWN BY:  
JR  
COMM. NO.  
SHEET NO.  
3

To: Department of Community Development

Thank you for reviewing our variance application for the property we recently purchased in Shoreview. We are very excited to move our family to this community.

Here is our statement required for the Variance Application we submitted for our new house that we purchased located at 5466 Lake Ave, Shoreview. (Property ID #113023220043) We take ownership of this house on Monday, August 25<sup>th</sup>. We hope to have our variance approved to remodel the current house to better accommodate the size of our family and the space needed to comfortably live there with three growing children. We are very excited to be moving into Shoreview and we love the community that will surround us at Turtle Lake.

The need for the Variance is very important to us and our needs as a family. The house currently has 2 bedrooms and 1 living room. We have 3 very active children at the ages of 5, 7 and 10. With the proposed addition to the house we will add (3) bedrooms, a Full bathroom and a small family/play room. This will give our home a total of 4 bedrooms and 3 bathrooms with an additional room for the children to play with their friends.

We fully intend to comply with the provisions of the Shoreview Development Regulations in reference to the "practical difficulties" associated with this specific variance.

The first unique circumstance with this property is the current set-back from the street. The current set back from the street to the garage is approximately 45 feet. A Variance is required due to that distance not meeting the requirements set by the city code. The house to the west of property has a set back of approximately 43 feet and the house to the east of property has a set back of approximately 88 feet. The average of the two neighboring houses equates to 65 feet with a +/- of 10 feet. If our property was 55 feet from the street to the garage then we would not require a variance for this addition. The reason this is so unique is that the majority of houses on that block fall in the range of 45 feet or less. It just happens that the house to the east has a set back

of approximately 88 feet from the street to the house. It also has a detached garage that is only 15 feet from the street but this is not recognized for calculating the set back point that is causing our need for a variance. If it wasn't for the uncharacteristic long distance that this house has for a set back we would not be required by the city code to get a variance for our addition. Additionally, we are not moving our foundation any closer to the street than the original house already is, we just want to remodel the current second floor to be a complete second floor rather than a modified two story.

The second unique circumstance that we are faced with in our decision to buy this house is the current number of bedrooms and space for our children. With only 2 bedrooms as it currently stands, we feel that our family can not live comfortably together. After the completion of the addition the house will be better suited for a family of our size. And hopefully add value to the community around us.

As a result of our unique circumstances we are hoping to get the variance approved by the Planning Committee and the City Council. We are building directly above the current garage and that by itself will not increase the foundation size of the house. We are hoping to add a 2 foot cantilever over the garage that will be 32 feet long. This will add 64 feet of square footage to the house and the foundation size (even though it will not increase foundation size on the ground). The house currently has a 1 and ½ foot canted eyebrow (roofline) that sticks out above garage so we will only be going out approximately 6 more inches then the existing roofline. This should not change the impervious square footage as the 2 foot cantilever will be above the existing driveway. By allowing us to do this 2 foot cantilever design we will be adding 1 foot of length to each of the designed bedrooms for our children and 1 extra foot of space for the family/play room. Without the 2 foot cantilever addition, the rooms will be approx 10' by 10' which fit the minimum requirements for a bedroom, but the additional foot of space would make the rooms much more comfortable for our children. The extra foot of space for the play room would also play a role in the comfort of our children in the living space that they will be spending much of their time in the winter months.

We planned our design on the west side of our addition to come in approximately 6 inches where the bathroom and a portion of the walk in closet are located to comply with the 10 foot set back requirement for the sides of the house.

We love the character of the neighborhood and we believe that our remodel, if approved, will not alter this character in any negative way. With 3 children at the elementary ages, we believe that the neighborhood will be improved with the sounds of the children playing and laughing by the lake. Our children are very well behaved and super excited to live in this neighborhood on Turtle Lake. Turtle Lake Elementary School is only a few blocks away and this is also a bonus to our family and a great reason why we are so excited to move to our new house. The addition will be consistent with the current property's design and colors which are natural earth tones and comply with practices. We plan to use additional funds in our remodel to make the appearance from the street the same or better than its current state. The remodel addition will be under the required height needed for an additional variance and should not affect the makeup of the current characteristics of the neighborhood.

#### The City's Comprehensive Plan (City Code 201.010)

We believe that the quality of the neighborhood will not be affected in a negative manner by the addition of our remodel. We believe it will only be improved by the addition of our children to the neighborhood. It will be great to watch them grow older and become more responsible for years to come in such a beautiful neighborhood. We believe this addition helps with the redevelopment efforts by the city and improves the value of our house and the houses close to us. The land use will not be altered by the actual square footage and we plan to add 2 rain gardens and a series of gutters to improve the land conditions. We do not see any conflicts or harmful intrusions that this addition would have on our neighbors. By increasing the value of our house, we should be helping increase the value of the houses located near ours. The utilities will remain balanced and we will be adding a higher efficiency furnace and water heater. The safety and quality living conditions of all our neighbors is very important to us. We hope to

establish strong relationships with our neighbors and we plan on working together as a community.

We plan to install gutters and drains on the East and West sides of the house that lead to 2 different rain gardens. We plan on contacting Joe Lochner with the Ramsey Conservation District to help us create the rain gardens that will be best suited to improve the land.

Below is a brief summary of our family and why we chose Shoreview for our new community. We currently live in Inver Grove Heights. Scott lived in Shoreview for several years near Snail Lake. His 10 year old son, Nolan, lives in North Oaks with his mother half the time and with us the other half. Tracy has a 7 year old son, Sam, and a 5 year old daughter, Alex. Sam and Alex currently attend school in the Rosemount School District. Sam will be in 2<sup>nd</sup> grade and Alex will start Kindergarten this year. Nolan attended Island Lake Elementary last year, but his mom and her husband recently moved to North Oaks and Nolan will attend Turtle Lake next year for 5<sup>th</sup> grade. Scott drives to Shoreview every day and the commute is very time consuming. Sam and Alex also want to get closer to Nolan in order to see him more often. By moving to Shoreview we will have more quality time available to spend with the children and less time in the car driving. We are also well aware of the exceptional school district that Mounds View provides. This move to Shoreview will put all of our children closer together and be better for our family overall. Nolan will be attending Turtle Lake this fall with Sam. Alex will be attending Snail Lake elementary. We are very excited about our move to Shoreview and especially to the Turtle Lake community.

We appreciate your time spent in reviewing our variance and we will provide you with any information necessary that may not have been covered in this narrative or the required paperwork.

Sincerely,

Tracy Crane and Scott Mars

Nolan, Sam and Alex



Existing  
house,  
west elevation  
with eyebrow.



**EXTRACT OF MINUTES OF MEETING OF THE  
PLANNING COMMISSION OF SHOREVIEW, MINNESOTA  
HELD AUGUST 26, 2014**

\* \* \* \* \*

Pursuant to due call and notice thereof, a meeting of the Planning Commission of the City of Shoreview, Minnesota was duly called and held at the Shoreview City Hall in said City at 7:00 PM.

The following members were present:

And the following members were absent:

Member \_\_\_\_\_ introduced the following resolution and moved its adoption.

**RESOLUTION NO. 14-63 FOR A VARIANCE TO REDUCE THE MINIMUM FRONT  
SETBACK AND TO INCREASE THE FOUNDATION AREA**

WHEREAS, Tracy Crane submitted a variance application for the following described property:

*LOT 8, LARSON'S TURTLE LAKE ADDITION, RAMSEY COUNTY, MINNESOTA*

*(This property is more commonly known as 5466 Lake Avenue)*

WHEREAS, the Development Regulations establish that on substandard riparian lots the maximum permitted foundation area shall be the the greater of the existing founrdation area or 18% of lot area; and

WHEREAS, the applicants propose a second floor addition that includes a cantilevered area of 64.4 feet that represents an increase to the existing foundation area; and

WHEREAS, the applicants have requested a variance to increase foundation area from the existing area by 64.4 square feet to 2215.4 square feet; and

WHEREAS, the Development Regulations establish a building setback range of feet to 55.55 to 75.55 feet from the front property line based on the setbacks of the homes on the adjacent properties; and

WHEREAS, the applicant has requested a variance to this requirement to reduce the setback from the front property line to 42.6 feet for the proposed second floor addition including the cantilevered area; and

WHEREAS, the Shoreview Planning Commission is authorized by State Law and the City of Shoreview Development Regulations to make final decisions on variance requests; and

WHEREAS, on August 26, 2014 the Shoreview Planning Commission made the following findings of fact:

1. *Reasonable Manner. The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations.*

The existing house is designed with just two bedrooms, both on the second floor. Adding bedrooms to better accommodate family living is a reasonable use of the property, and is not possible without a variance for this non-conforming dwelling.

2. *Unique Circumstances. The plight of the property owner is due to circumstances unique to the property not created by the property owner.*

Practical difficulty for the front setback variance stems from the 88-foot front setback of the dwelling located on the adjacent property. This setback is greater than other dwellings on the riparian lots along Lake Ave. and increases the front setback for the subject property.

Practical difficulty for the foundation area variance is due to the design of the existing house, which exceeds the permitted 18% foundation area, yet has only two bedrooms. Increasing the living area as proposed has a minimal impact on the foundation area while allowing conversion of the dwelling to accommodate a young family. The intent of the foundation area limitation is to address the developed area on substandard lots. Here, the cantilever replaces the existing eyebrow with an added extension of only 0.5 feet and no impact on impervious surface coverage, yet allowing space for three added bedrooms.

3. *Character of Neighborhood. The variance, if granted, will not alter the essential character of the neighborhood.*

The proposed second story addition will result in a design similar to several other dwellings that exist along this street. Other houses are nearer the street and taller than the proposed addition. Given these conditions, staff believes that constructing a second story addition above the existing garage will not alter the character of the existing neighborhood.

NOW, THEREFORE, BE IT RESOLVED BY THE SHOREVIEW PLANNING COMMISSION, that the variance request for property described above, 5466 Lake Avenue, be approved, subject to the following conditions:

1. The project must be completed in accordance with the plans submitted as part of the Variance application. Any significant changes to these plans, as determined by the City Planner, will require review and approval by the Planning Commission.
2. The front setback will be a minimum of 42.6 feet for the proposed addition measured to the cantilever on the front of the house.
3. The applicant shall execute a mitigation affidavit prior to issuance of a building permit for the project.
4. This approval will expire after one year if a building permit has not been issued and work has not begun on the project.
5. This approval is subject to a 5-day appeal period. Once the appeal period expires, a building permit may be issued for the proposed project. A building permit must be obtained before any construction activity begins.

The motion was duly seconded by Member \_\_\_\_\_ and upon a vote being taken thereon, the following voted in favor thereof:

And the following voted against the same:

Adopted this 26th day of August, 2014

\_\_\_\_\_  
Steve Solomonson, Chair  
Shoreview Planning Commission

ATTEST:

\_\_\_\_\_  
Kathleen Castle, City Planner

ACCEPTANCE OF CONDITIONS:

\_\_\_\_\_  
Tracy Crane, 5466 Lake Avenue

STATE OF MINNESOTA)  
 )  
COUNTY OF RAMSEY )  
 )  
CITY OF SHOREVIEW )

I, the undersigned, being the duly qualified and acting Manager of the City of Shoreview of Ramsey County, Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a meeting of said City of Shoreview Planning Commission held on the 26<sup>th</sup> day of August, 2014 with the original thereof on file in my office and the same is a full, true and complete transcript therefrom insofar as the same relates to adopting Resolution 14-63.

WITNESS MY HAND officially as such Manager and the corporate seal of the City of Shoreview, Minnesota, this 26<sup>th</sup> day of August, 2014.

---

Terry C. Schwerm  
City Manager

SEAL



### MITIGATION AFFIDAVIT AND AGREEMENT

STATE OF MINNESOTA                    )  
  )SS  
COUNTY OF RAMSEY                    )

The undersigned Affiant, for herself, her heirs, successors and assigns hereby states, affirms and agrees:

1. Tracy Crane, hereafter referred to as the Affiant, is the record fee owner of the following described property:

*LOT 8, LARSON'S TURTLE LAKE ADDITION, RAMSEY COUNTY,  
MINNESOTA*

*(This property is more commonly known as 5466 Lake Avenue)*

2. That as a condition of approval for a variance approved by the Shoreview Planning Commission on August 26, 2014, the Affiant will use the following practices to mitigate the adverse effects land development (mitigation practices) has on water quality and the lake environment:
  - a. Architectural Mass. Pursuant to Section 209.080 (M1c), the use of natural color(s) on the exterior surface of the addition on the Affiant dwelling shall be used to reduce the visual impact. Natural colors are shades of brown, gray, and green.
  - b. Other practices: Pursuant to Section 209.080 (M2) of the Municipal Code, the applicant has proposed to implement the infiltration of stormwater runoff. Infiltration areas will be installed so as to capture water before it reaches Turtle Lake and so will allow infiltration of stormwater runoff as well filtering of nutrients that would otherwise drain directly to the waters

of Turtle Lake. The infiltration areas are illustrated on a site plan located in City of Shoreview Planning File Number 2540-14-30.

3. The mitigation practices identified in item #2 above shall be completed by August 25, 2015 unless an extension is administratively approved by the City of Shoreview. The mitigation practices shall be maintained unless said requirement is rescinded by the City of Shoreview. Said mitigation may be rescinded if a building permit is not issued for the development project said mitigation is required for.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014

\_\_\_\_\_  
Tracy Crane

STATE OF MINNESOTA            )  
  )SS  
COUNTY OF RAMSEY            )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Notary Public

## PROPOSED MOTION

**MOVED BY COMMISSION MEMBER:** \_\_\_\_\_

**SECONDED BY COMMISSION MEMBER:** \_\_\_\_\_

To adopt Resolution 14-63 approving variances to reduce the front setback to 42.6 feet, and to increase the foundation area by 64.4 square feet to 2,215.4 square feet, in order to allow expansion of the non-conforming dwelling for Tracy Crane on the property at 5466 Lake Avenue, subject to the following conditions:

1. The project must be completed in accordance with the plans submitted as part of the Variance application. Any significant changes to these plans, as determined by the City Planner, will require review and approval by the Planning Commission.
2. The front setback will be a minimum of 42.6 feet for the proposed addition measured to the cantilever on the front of the house.
3. The applicant shall execute a mitigation affidavit prior to issuance of a building permit for the project.
4. This approval will expire after one year if a building permit has not been issued and work has not begun on the project.
5. This approval is subject to a 5-day appeal period. Once the appeal period expires, a building permit may be issued for the proposed project. A building permit must be obtained before any construction activity begins.

Said approval is based on the following findings of fact:

1. *The proposal is in harmony with the policies of the Comprehensive Plan and complies with the spirit and intent of the Development Code.*
2. *Reasonable Manner. The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations.*

The existing house is designed with just two bedrooms, both on the second floor. Adding bedrooms to better accommodate family living is a reasonable use of the property, and is not possible without a variance for this non-conforming dwelling.

3. *Unique Circumstances. The plight of the property owner is due to circumstances unique to the property not created by the property owner.*

Practical difficulty for the front setback variance stems from the 88-foot front setback of the dwelling located on the adjacent property. This setback is greater than other dwellings on the riparian lots along Lake Ave. and increases the front setback for the subject property.

Practical difficulty for the foundation area variance is due to the design of the existing house, which exceeds the permitted 18% foundation area, yet has only two bedrooms. Increasing the living area as proposed has a minimal impact on the foundation area while allowing conversion of the dwelling to accommodate a young family. The intent of the foundation area limitation is to address the developed area on substandard lots. Here, the cantilever replaces the existing eyebrow with an added extension of only 0.5 feet and no impact on impervious surface coverage, yet allowing space for three added bedrooms.

4. *Character of Neighborhood. The variance, if granted, will not alter the essential character of the neighborhood.*

The proposed second story addition will result in a design similar to several other dwellings that exist along this street. Other houses are nearer the street and taller than the proposed addition. Given these conditions, staff believes that constructing a second story addition above the existing garage will not alter the character of the existing neighborhood.

**VOTE:**

**AYES:**

**NAYS:**

Regular Planning Commission Meeting  
August 26, 2014

**TO:** Planning Commission

**FROM:** Niki Hill, Planning and Economic Development Technician

**DATE:** August 21, 2014

**SUBJECT:** File No. 2541-14-31, Variance – Lance and Shelly Redlinger, 1000 County Rd I

### **INTRODUCTION AND BACKGROUND**

A variance request has been submitted by Lance and Shelly Redlinger, 1000 County Rd I, to increase the square footage permitted for a detached accessory structure. The property is a substandard riparian lot located on Turtle Lake, therefore a Residential Design Review is also required.

The Redlingers propose a 744 square foot accessory structure on the street side of their riparian lot. The proposal requires variances to increase the maximum allowed floor area from 288 sq. ft. to 744 sq. ft. and exceed the maximum area permitted for all accessory structures on the property from 1200 sq ft to 1268 sq ft. The proposed detached accessory structure would be used to provide covered additional parking and storage spaces. The applicant has modified their original submitted plans; the modifications include reducing the height of the structure, decreasing the height of the loft storage area, and increasing their side yard setback from 5.1 feet to 10 feet. The application was complete August 18, 2014.

The property is a substandard riparian lot located in the R1 – Detached Residential District on the north side of Turtle Lake. Access to the property is via County Rd I. The surrounding properties are used for detached single family dwellings and Turtle Lake is to the south. The north lot line abuts County Rd I, and is the defined front lot line. The existing house is setback 285 feet from the front lot line and 84.9 feet from the OHW. The rear lot line is at the OHW of Turtle Lake. All of the other lot lines are defined as side lot lines.

The substandard riparian lot is developed with a 1,831 square foot two-story house with a walk-out basement on the lakeside and 524-square foot front-loaded attached garage. The lot has an area of 27,442.8 square feet (.62 acres). The width of the lot is 66.95 feet at the front lot line (the street) and about 65 feet at the OHW.

### **PROJECT DESCRIPTION**

The applicant proposed to build a 24' x 31', 744 square foot, detached garage. The proposed detached accessory structure would have a peak height of 17'6" and interior storage space designed with a 5' ceiling height. The upper storage area will be reached via a pull down attic staircase. In addition to the garage, a 24' X 24'sport court has been proposed off the south side of the garage. Please refer to the attached plans.

**DEVELOPMENT CODE****Residential Design Review**

The Development Ordinance requires residential construction on substandard riparian lots to comply with certain design standards.

The minimum front and OHW setbacks are calculated based on the setbacks of the houses on the adjoining parcels. The proposed setback from the street complies with Code requirements.

The proposed house and garage also comply with the minimum side setbacks. The proposed detached garage is located 10 feet from the east side lot line, and is setback 133.4 feet from north side lot line.

The proposed project also complies with the adopted design standards, as shown in the table below.

<b>STANDARD</b>	<b>ALLOWED</b>	<b>PROPOSED</b>
<b>Lot Coverage</b>	8868.9 square feet (30%)	8841 square feet (29.9%)
<b>Building Height</b>	18 feet	17'6"
<b>Foundation Area</b>	5321 square feet (18% of lot area)	3,107 square feet (10.5 %)
<b>Setbacks</b> - Front - OHW (Lake) - Side	Minimum of 20ft. 50 feet 10 feet – Living Area 5 feet – Accessory/Garage Area	133.4 ft No Change to existing 84.9 feet No Change to existing 9.7 feet 10 feet east side
<b>Architectural Mass</b>	Encourage use of natural colors/materials, landscaping.	Natural colors/materials to match existing dwelling.

The staff has reviewed the proposal and found that the proposed garage has been designed in accordance with the design standards. The proposed 10 foot side setback for the detached garage complies with both design standards and the additional setback that is required with a Conditional Use Permit.

**Shoreland Mitigation**

In accordance with the Development Code, shoreland mitigation is required of property owners who are seeking certain land use approvals through the City. The applicants have identified architectural mass and vegetative buffer for the two practices they plan to implement.

The applicants will install a 19.5' x 25', 488 sq. ft., natural vegetative buffer along western thirty percent of their shoreline. The applicants will be working with Ramsey County Conservation District to design the buffer, including the appropriate natural plantings.



The applicant has stated that for the architectural mass practice they will utilize natural colors and materials on the exterior of the garage to reduce the visual aspect and complement the garage.

The applicants are required to enter into a Mitigation Agreement with the City.

### Accessory Structures

Regulations pertaining to accessory structures were revised in April 2006 to address the compatibility of such structures in residential neighborhoods. Changes to the ordinance focused on the permitted area, exterior design and construction of these structures.

The maximum permitted area of a detached accessory structure located on parcels less than one acre in size with an attached two car garage (or larger) is 288 square feet. The combined area of all accessory structures is limited to the lesser of 1,200 square feet or 90% of the foundation area of the dwelling. In this case, the maximum area permitted for a detached accessory structure is 288 square feet. The applicant has requested a variance to allow a 744-square foot detached garage, bringing the total of all accessory structures to 1,268 square feet (69%). See table for additional development code standards versus proposed structure.

	Existing	Proposed	Development Code Standard
<b>Area</b>			
Detached Accessory Structure	0 sf	744	288 sf
All Accessory Structures	524 sf	1268 sf (69%)	<b>1,200</b> sf or 90% of the dwelling unit foundation area (1647 sf) – whichever is more restrictive
<b>Setback</b>			
Side lot line	N/A	10 ft	5 ft from a side lot line.
Front Lot line		133.4	Minimum 20 foot setback
<b>Height</b>			
Roof Peak	N/A	17.5 ft	18 ft
Sidewall		9 11 ½ ft	10 ft
<b>Interior Storage Area</b>	N/A	5 ft	6 ft
<b>Exterior Design</b>	N/A	Match existing house	Compatible with the residence and be similar in appearance
<b>Screening</b>		Retain existing vegetation	None

On riparian lots, detached accessory structures can be placed in the front yard adjacent to the street provided certain standards are met and a Riparian Lot – Detached Accessory Structure Permit is granted. From the front property line, these structures are required to maintain a minimum setback of 20-feet.

The exterior design and materials used in the accessory structure must be compatible with the dwelling unit and be similar in appearance from an aesthetic, building material and architectural standpoint. The proposed design, scale, massing, height and other aspects related to the accessory structure needs to be evaluated with consideration of structures and properties in the surrounding area.

### **Variance Criteria**

When considering a variance request, the Commission must determine whether the ordinance causes the property owner practical difficulty and find that granting the variances is in keeping with the spirit and intent of the ordinance. Practical difficulty is defined as:

1. *Reasonable Manner. The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations.*
2. *Unique Circumstances. The plight of the property owner is due to circumstances unique to the property not created by the property owner.*
3. *Character of Neighborhood. The variance, if granted, will not alter the essential character of the neighborhood.*

For a variance to be granted, all three of the criteria need to be met.

### **APPLICANT'S JUSTIFICATION OF PRACTICAL DIFFICULTY**

The applicant states that they are requesting a variance to enable building a detached garage on their property. The variance is to exceed the 288 square foot maximum area for a detached structure.

See applicant's statement.

### **STAFF REVIEW**

Staff reviewed the plans in accordance with the variance criteria. The characteristics of this lot and neighborhood mitigate the impact of the proposed structure. Based on the plan revisions, Staff is able to make findings that practical difficulty is present so all three criteria are met, which are discussed below.

*Reasonable Manner. The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations.*

A variance is needed to allow the proposed structure to exceed the maximum area permitted. On this property, a detached accessory structure of up to 150 square feet is permitted with a building permit.

A detached accessory structure 150 square feet to 288 square feet in size is permitted with a conditional use permit. The City Code limits the total floor area of all accessory structures to the lesser of 1,200 square feet or 90% of the living area foundation on lots less than one-acre. The attached garage has a floor area of 524 square feet and the proposed detached garage has an area of 744 square feet. The foundation area of the house is 1,839 square feet. The proposed 1,268 square feet of total accessory floor area is about 69% of the living area foundation, therefore, the home will remain the primary feature of the property.

In Staff's opinion, the variance request to build the garage in the proposed location represents a reasonable use of the property. City Code permits detached garages as an accessory use. By establishing these provisions, the City deems that a detached garage represents a reasonable use of the property provided Code standards are met. Garages are needed for vehicle parking and storage of normal household equipment and supplies. Additionally, lake lots have the potential to create greater storage needs.

Furthermore, the 27,442.8 square foot property is significantly larger than the 15,000 square foot required lot size for a single family residential riparian property in the City and greater than the minimum lot area of 10,000 square feet required for properties in the R1 zoning district.

*Unique Circumstances. The plight of the property owner is due to circumstances unique to the property not created by the property owner.*

Practical difficulty stems from the uniqueness of the parcel. It is a substandard riparian lake parcel with an average width of 66 ft, which is significantly less than the 100 feet required. The small width of the parcel leaves the sideyard setback of the existing garage at 7.9 feet, leaving only 2.9 feet for any allowable expansion of the current detached garage. The combination of a riparian parcel, narrow width of the parcel, and larger square footage of the parcel are unique circumstances to this lot.

*Character of Neighborhood. The variance, if granted, will not alter the essential character of the neighborhood.*

Staff believes that the variance will not alter the essential character of the existing neighborhood as the adjacent properties are riparian and as such there are other detached garages and accessory structures located in the front of the lot. The size of the structure is comparable to other detached accessory structures on adjacent properties.

Ten adjacent riparian properties along County Road I were reviewed for their accessory structure size and square footages to see if the request is compatible with the surrounding neighborhood. Out of the ten properties staff looked at, the average size for a detached accessory structure was 757 square feet. Six of the properties had attached garages in addition to a detached garage; the average square footage for the attached garage was 615 square feet. The average total square footage for all accessory structures, attached and detached, is 1,126, with the high being 1,524 square feet and the low 672 square feet.

The existence of similar structures along County Rd I in relatively the same location further mitigates the potential impacts of the structure. The orientation of the garage would give the appearance of a standard two car garage when viewed from County Road I. The proposed garage would match the architectural style of the current home.

### **PUBLIC COMMENT**

Property owners within 150 feet were notified of the applicant's request. One comment was received in support of the project.

### **STAFF RECOMMENDATION**

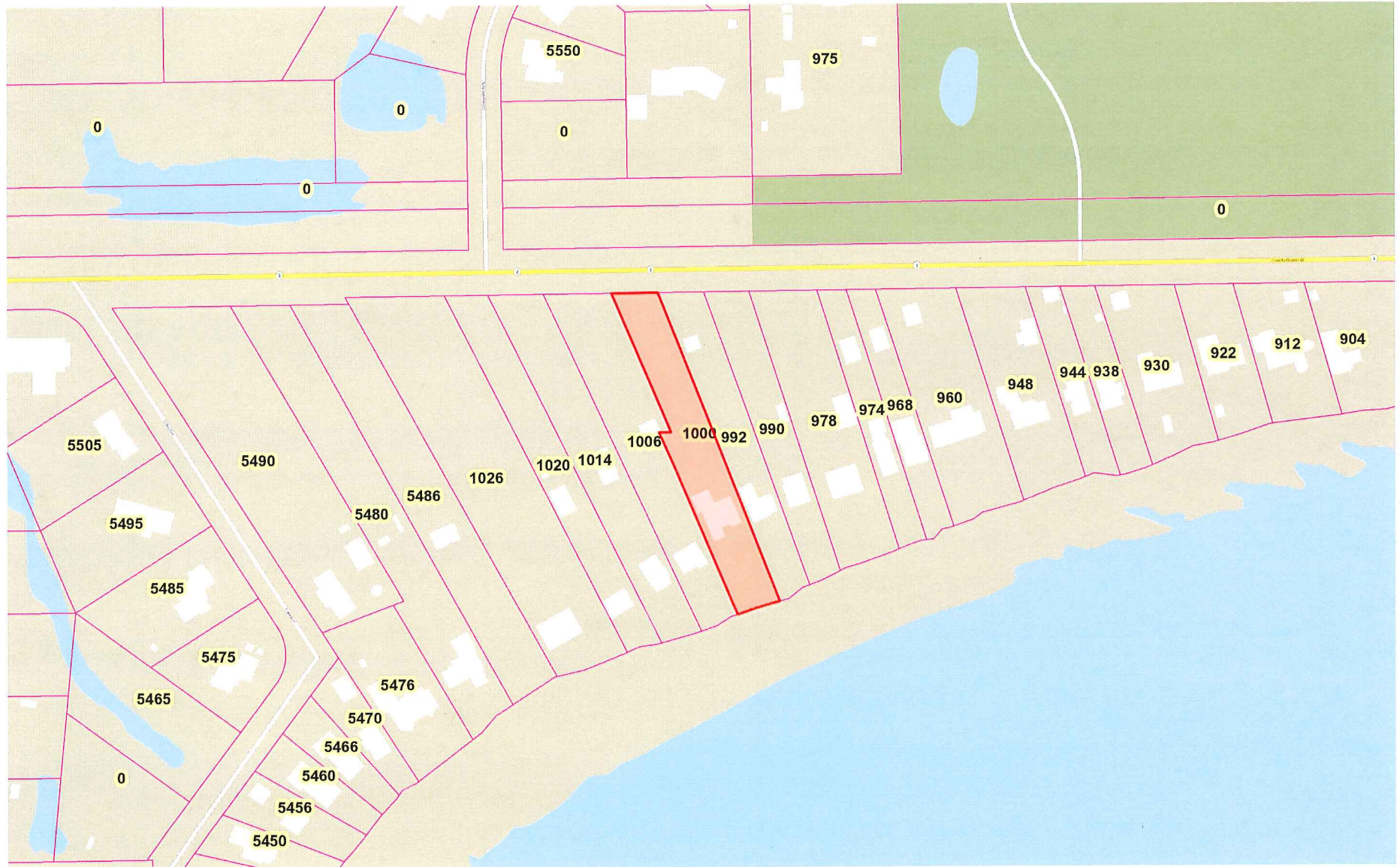
As noted above, staff is able to make affirmative findings regarding practical difficulty and so recommends approval to the Planning Commission. Staff believes that this structure complies with the spirit and the intent of the code as the house will remain the primary structure and the character of the neighborhood is not altered.

Staff recommends that the Planning Commission adopt the attached Resolution 14-65. The following conditions should be attached to an approval:

1. The project must be completed in accordance with the plans submitted as part of the Variance application. Any significant changes to these plans, as determined by the City Planner, will require review and approval by the Planning Commission.
2. This approval will expire after one year if a building permit has not been issued and work has not begun on the project.
3. This approval is subject to a 5-day appeal period. Once the appeal period expires, a building permit may be issued for the proposed project. A building permit must be obtained before any construction activity begins.
4. A Mitigation Affidavit shall be executed prior to the issuance of a building permit for the addition.
5. The exterior design and construction of the structure must comply with Section 205.082 (5e), Exterior Design and Construction.
6. Use of the accessory structure shall be for personal use only and no commercial use or commercial related storage is permitted.

#### Attachments

- 1) Location Map
- 2) Aerial Map
- 3) Applicant's Statement
- 4) Submitted Plans
- 5) Public Comment
- 6) Resolution 14-65
- 7) Motion



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© Ramsey County Enterprise GIS

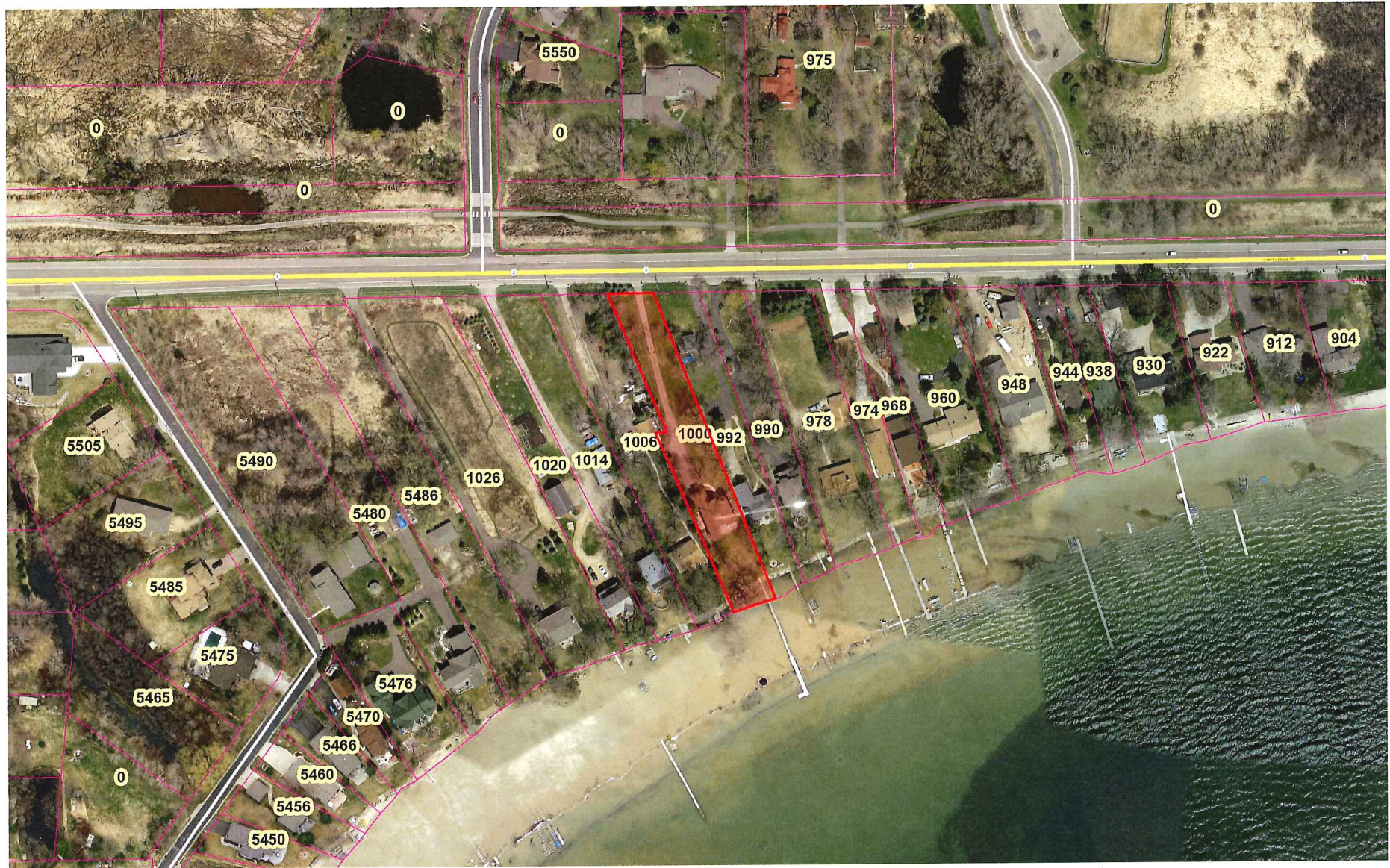
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

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July 27, 2014

Department of Community Development  
City of Shoreview  
4600 North Victoria Street  
Shoreview, MN 55126

Dear City Staff:

As we have discussed, we would like to construct a detached garage on our property at 1000 County Road I, Shoreview, MN. A copy of the proposed design for the garage is attached for your reference.

Since our lot is less than 1 acre in size (29,563 square feet) we understand that the maximum size of a detached structure allowed on our property by city code is 150 square feet or 288 square feet with a conditional use permit. Since our existing attached garage is relatively small for the size of our home, and the permissible size of detached structures is minimal, we are faced with a practical difficulty. Listed below are some factors that contribute to this situation:

- 1) This home that we recently purchased has an attached two car garage with 524 square feet of usable space. This square footage is significantly below the 1000 square feet allowable by city code.
- 2) City code allows for an attached garage to be up to 80% of the dwelling foundation area. Our house foundation is 2,388. Therefore, our attached garage is only 21.9% of the house foundation area. This illustrates the fact that the existing garage is substandard in size.
- 3) The side yard setback on the west side of the existing garage is 7.9 feet. As a result, it is not feasible to make a reasonable expansion of the garage in that direction.
- 4) If the garage is expanded to the east, it cuts off access to the front door of the home. This would be very impractical and would change things architecturally so that the home is not the dominant feature on our property.

In summary, expanding the existing attached garage is not a viable option.

Even though a detached structure is not our preference, we have been forced to consider this as an option. As we considered the garage design, we based our proposed size on size restrictions dictated by city code. Since an attached garage can be 1,000 square feet in size and a detached structure can be 288 square feet with a CUP, we used this square footage as a benchmark. Then we arrived at a proposed square footage as outlined below.

Maximum size of attached garage	1,000
Maximum size of detached structure with CUP	<u>288</u>
Total	1,288
Size of existing attached garage	<u>524</u>
Difference	764

Variance request: Lance and Shelly Redlinger  
July 28, 2014

At the same time, we considered the aesthetics of a detached structure and designed it so that it only has a two car access visible from the street. If you refer to the size of the proposed garage, the overall dimensions are 24' X 31'. The 24' dimension is proposed to face County Road I. This total size equals 744 square feet. Therefore, the total square footage of the proposed structure plus our existing attached garage is slightly less than to total size allowable as outlined above.

If the variance to construct the proposed detached garage is granted, we would be allowed to use our property in a reasonable manner not currently allowed by city code. Presently, limited garage space forces us to utilize exterior parking and storage spaces that are potentially unsightly to our neighbors. As noted above, some unique circumstances exist that create practical difficulties that were not created by us. It is important to note that the proposed detached structure would be placed on our lot between two similar detached structures on both adjoining properties. Therefore, our new garage would not alter the essential character of the neighborhood, especially considering similar structures are predominant east of the property on County Road I. See the attached Google map that shows numerous detached structures to that which we have proposed. It is also important to note that the proposed structure would meet all applicable setbacks and the proposed impervious surface coverage for the garage and new driveway area would be compliant.

For your information, we have spoken to our next door neighbors and they are both supportive of our proposal.

Thank you for your consideration of our request. Please feel free to contact us if any additional information would be helpful as you evaluate our request.

Sincerely,



Lance Redlinger

Shelly Redlinger



→ East of House

→ Numerous Garages













STREET VIEW  
↑  
1021-1031 County Road 1 W  
Shoreview, MN 55126 - approximate address







Meloch



→ WEST OF HOUSE





Nicole Hill <nhill@shoreviewmn.gov>

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## Redlinger Application - 1000 County Road I West

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Lance Redlinger <Lance@redlingerlaw.com>  
To: Niki Hill <nhill@shoreviewmn.gov>

Mon, Aug 18, 2014 at 8:33 PM

Hi Niki,

I am just confirming by e-mail that Mr. Bob Moser stopped by your office this afternoon and dropped off revised documents with respect to our Variance and Residential Design Review for our proposed detached garage at 1000 County Road I. You had extended my time to respond to your August 6, 2014 letter until today, and again I appreciate your courtesies in that regard.

I spoke to Bob this afternoon. I understand he dropped off our revised garage plan from Littfin Design. Our revised Plan attempted to address your concerns in your letter dated August 6, 2014 with regard to side-wall height, roof height and interior storage height. I hope you will agree the garage was modified to meet those concerns. Kindly advise if you have any additional questions or concerns based upon our revised Plan at this time.

I also understand Bob dropped off a revised survey from E.G. Rud & Sons addressing your additional concerns in the August 6, 2014 letter with respect to the Residential Design Review, and specifically, a Shoreland Mitigation Plan and 10 foot setback concern with respect to the location of the garage. You will note on the revised survey we have moved the set back from 5.1 to 10 feet where practicable, and also adjusted the driveway as practicable as possible under the current existing circumstances.

In addition, we have incorporated a Shoreland Mitigation Plan, and in particular, an architectural mass and a vegetation restoration plan. We feel comfortable that we will be able to utilize natural colors and materials on the exterior of the garage to reduce the visual aspect and complement the setting of the garage on our property. Further, the revised survey that Bob delivered today shows a proposed vegetation restoration plan in the southwest corner of the lot where we intend to establish a natural vegetative buffer in the area as noted. We will make an effort to work with the Ramsey County Conservation District with respect to the appropriate plantings.

Should you need anything additional to complete our Variance application, kindly advise.

Sincerely,

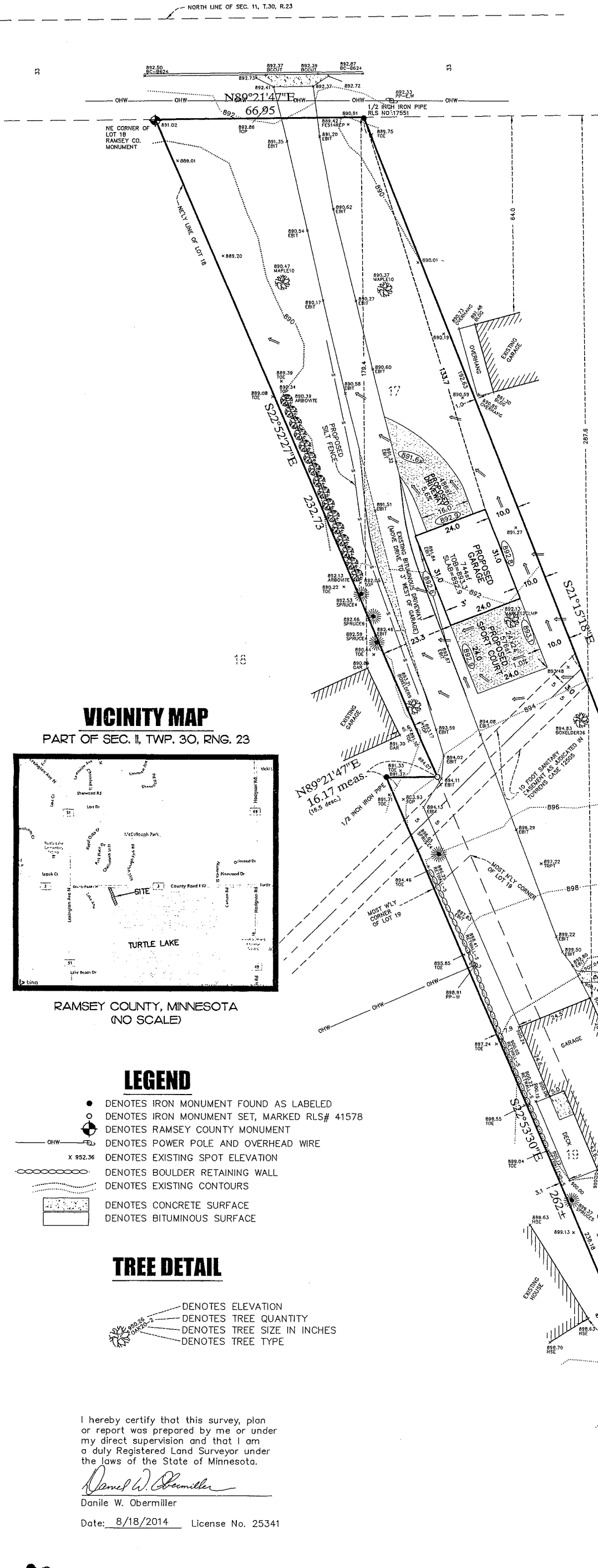
Lance J. Redlinger

Redlinger Law Firm, P.A.

CERTIFICATE OF SURVEY

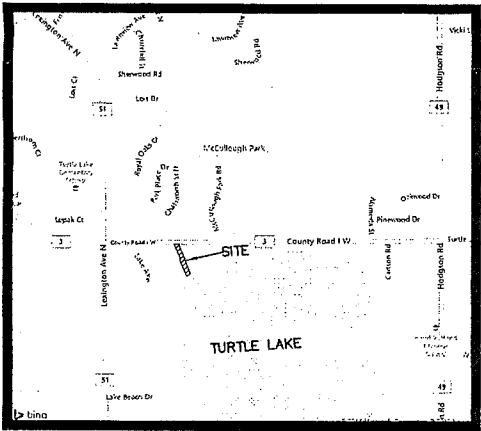
~for~ Proposed Detached Garage

~for~ LANCE REDLINGER  
~of~ 1000 COUNTY ROAD I  
SHOREVIEW, MN 55126



VICINITY MAP

PART OF SEC. II, TWP. 30, RNG. 23



RAMSEY COUNTY, MINNESOTA  
(NO SCALE)

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- DENOTES RAMSEY COUNTY MONUMENT
- OHW — DENOTES POWER POLE AND OVERHEAD WIRE
- X 952.36 DENOTES EXISTING SPOT ELEVATION
- DENOTES BOULDER RETAINING WALL
- DENOTES EXISTING CONTOURS
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE

TREE DETAIL

- DENOTES ELEVATION
- DENOTES TREE QUANTITY
- DENOTES TREE SIZE IN INCHES
- DENOTES TREE TYPE

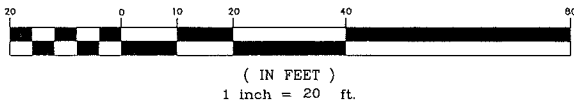
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

*Danile W. Obermiller*  
Danile W. Obermiller

Date: 8/18/2014 License No. 25341

**E. G. RUD & SONS, INC.**  
EST. 1977  
Professional Land Surveyors  
6776 Lake Drive NE, Suite 110  
Lino Lakes, MN 55014

GRAPHIC SCALE



NORTH

PROPERTY DESCRIPTION:

(AS PER CERTIFICATE OF TITLE NO. 592535)

Lots 17 and 19, AUDITOR'S SUBDIVISION NO. 81

That part of Lot 18 described as beginning at a point on the northeasterly line thereof distant 232.73 feet southeasterly from the northeast corner thereof; thence west, parallel to the north line of said Lot 18 and its extension, 16.5 feet; thence southeasterly to the most westerly corner of Lot 19; thence northeasterly to the most northerly corner of said Lot 19; thence northwesterly to the point of beginning, all in AUDITOR'S SUBDIVISION NO. 81, Ramsey County, Minnesota.

PROPOSED DETACHED GARAGE AREA SUMMARY:

Maximum size attached garage:	1000 sf
Maximum size detached structure with CUP	288 sf
TOTAL	1288 sf
Size of existing garage	524 sf
Difference	764 sf

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on May 1, 2014.
- Bearings shown are on the Ramsey County Coordinate System.
- Curb shots are taken at top and back of curb.
- Property description and sanitary sewer easement location per Certificate of Title No. 592535.
- Ramsey County Bench Mark on outlet dam (paint mark on right corner of yard at upstream end of the right abutment located in SE corner of yard at address #5424 Lake Drive. Elevation = 893.07 (NGVD 29)

EXISTING IMPERVIOUS SURFACE CALCS:

Lot area to OHWL = 29,563 sq. ft.

Existing house foundation = 2388 sq. ft.  
Existing driveway area to R/W line = 4375 sq. ft.  
Existing concrete sidewalk and slab behind garage = 198 sq. ft.

Total existing impervious surface area = 6961 sq. ft. (23.5%)

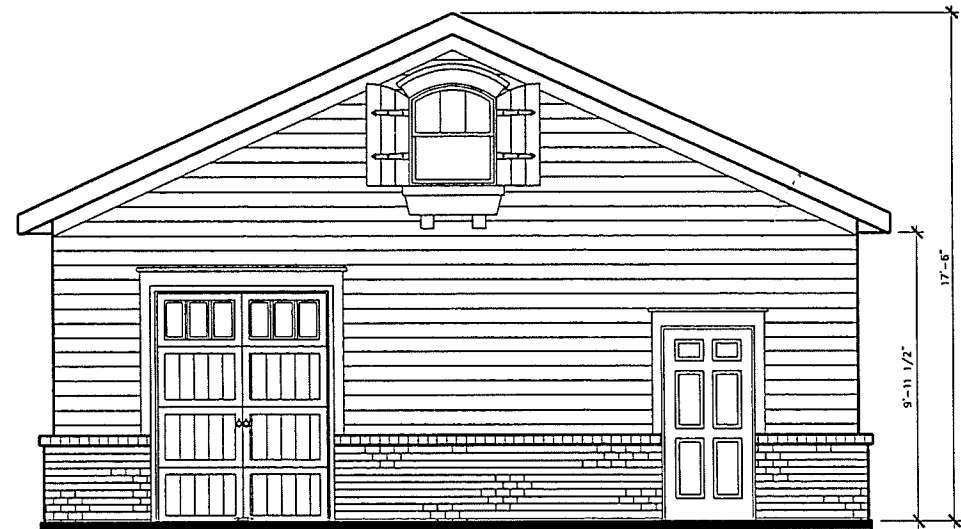
PROPOSED IMPERVIOUS SURFACE CALCS:

Lot area to OHWL = 29,563 sq. ft.

Existing house foundation = 2388 sq. ft.  
Existing driveway area to R/W line = 4375 sq. ft.  
Existing concrete sidewalk and slab behind garage = 198 sq. ft.  
Proposed new Detached Garage = 744sf  
Proposed new Driveway to Detached Garage = 486sf  
Proposed new main Driveway area = 157sf  
Proposed main driveway removal = 83sf  
Proposed new Sport Court = 576sf

Total proposed impervious surface area = 8841 sq. ft. (30.0%)

DRAWN BY: DWO	JOB NO: 14197BT	DATE: 7/28/14
CHECK BY: DWO	SCANNED	
1	8/18/14	Move Prop Gar; Add Veg Buffer
2		
3		
NO	DATE	DESCRIPTION

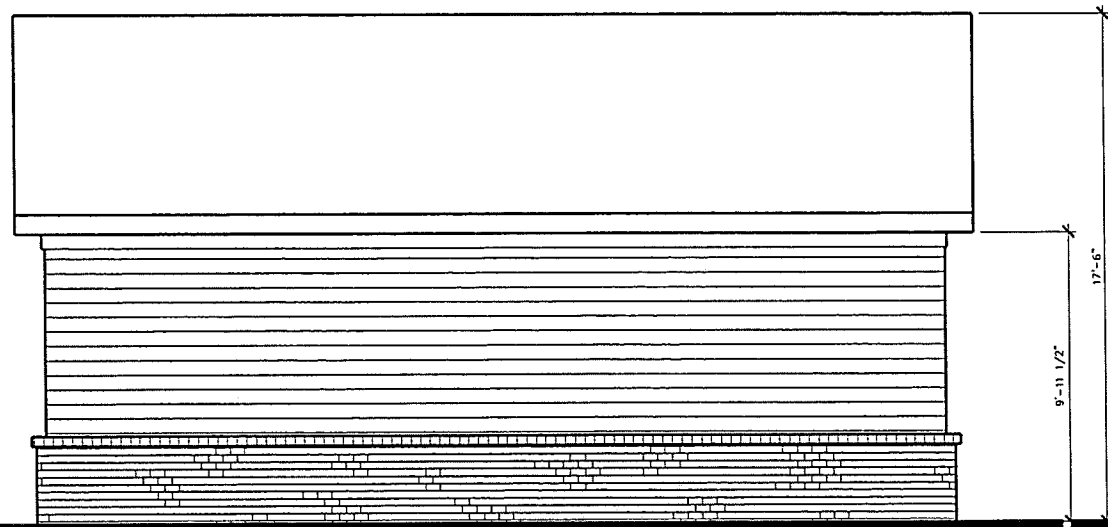


4 SOUTH ELEVATION  
3/16" = 10'

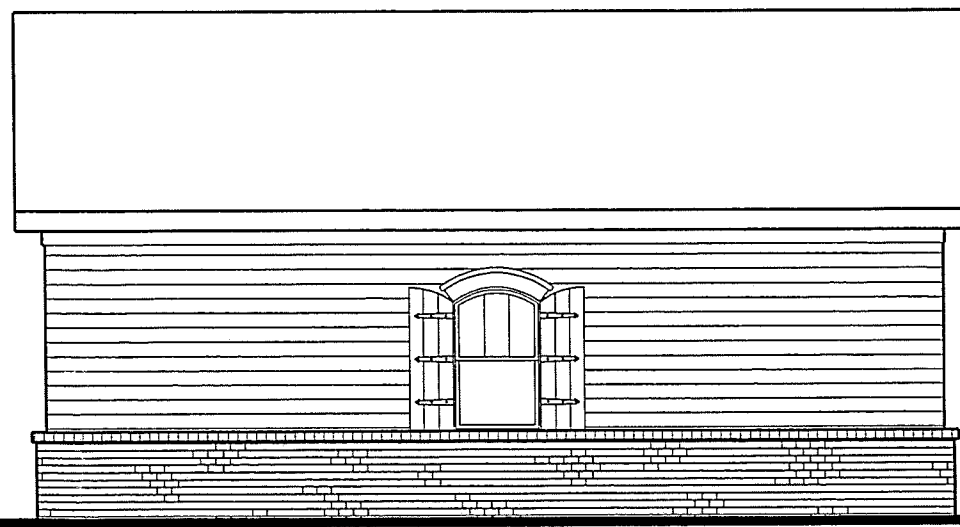


3 NORTH ELEVATION  
3/16" = 10'

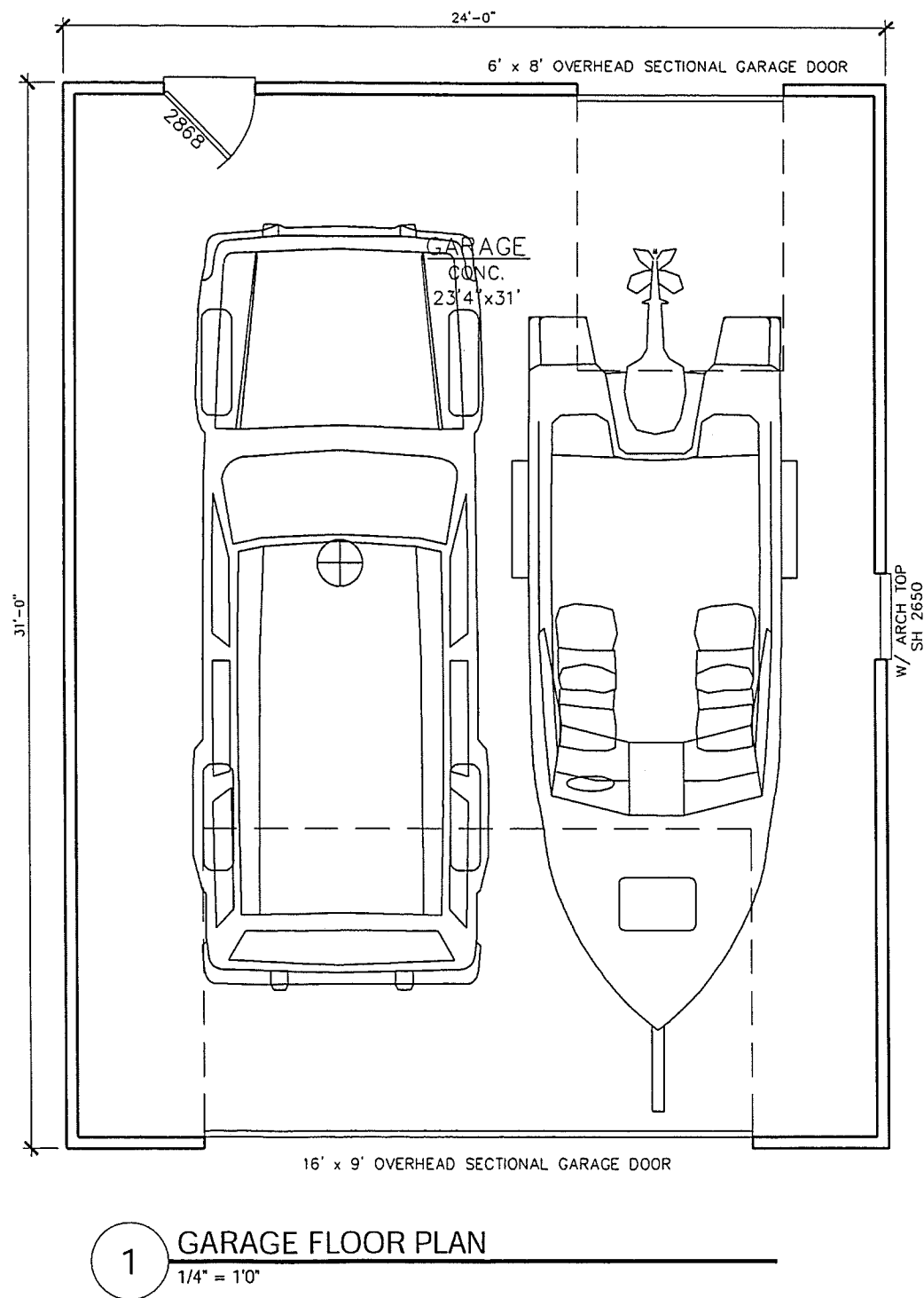
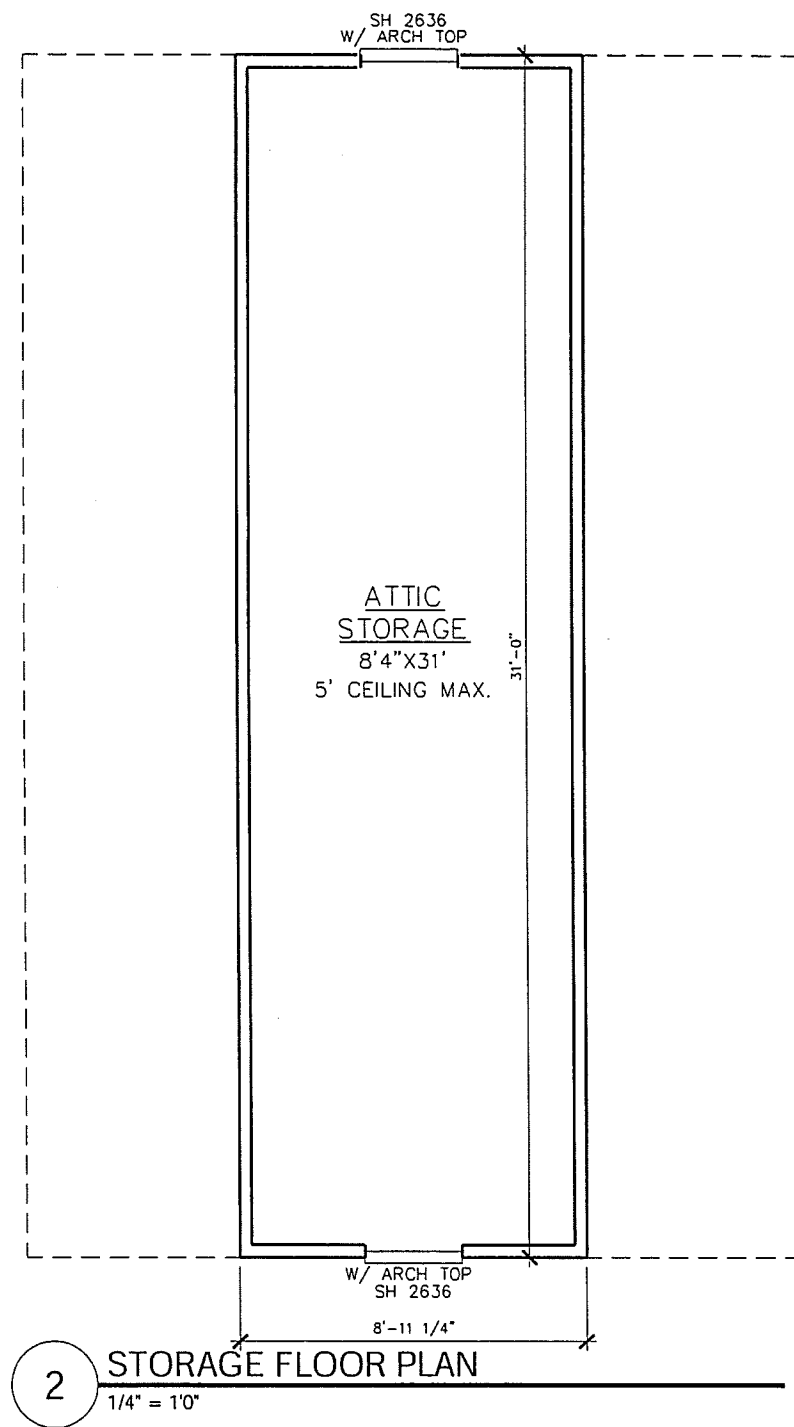
  
**LITTFIN DESIGN**  
 © COPYRIGHT 2014  
**LITTFIN DESIGN**  
 (320)224-7844  
 mlittfin@hotmail.com



6 EAST ELEVATION  
3/16" = 10'



5 WEST ELEVATION  
3/16" = 10'



  
**LITTFIN DESIGN**  
 © COPYRIGHT 2014  
**LITTFIN DESIGN**  
 (320)224-7844  
 mlittfin@hotmail.com



Nicole Hill <nhill@shoreviewmn.gov>

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## Application for 1000 County Road I (2541-14-31)

1 message

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**Mark Maloney** <mmaloney@shoreviewmn.gov>

Tue, Aug 12, 2014 at 9:19 AM

To: Nicole Hill <nhill@shoreviewmn.gov>

Cc: "WESOLOWSKI, TOM" <twesolowski@shoreviewmn.gov>, "CHMIELEWSKI, KEVIN" <kchmielewski@shoreviewmn.gov>

Niki

I have reviewed the plan for the proposed construction of a garage at the above address and my only comment is that the applicant should be required to field locate the sanitary sewer easement that cuts diagonally across the property. My concern is that they're showing a proposed sport court being located 1.0 foot from the easement. That particular sanitary sewer is 8 to 10 feet deep across that property and technically that easement is already quite narrow given that depth; I do not know the history regarding how the width was determined or the legal process referred to on the drawing as "Torrens Case 12505". Also given the history of failure of that sewer further to the west I don't think a great deal of excavation or compaction activities immediately adjacent to the sewer would be beneficial regardless of the particulars of the easement width. The location of the improvements proposed by the applicant as shown on the plan is OK so long as the applicant is very clear on the exact location of the sanitary sewer and takes care not to disturb it during construction.

Mark.

—

Mark Maloney, Director of Public Works  
City of Shoreview  
4600 Victoria Street North  
Shoreview, MN 55126  
(651) 490-4651





Nicole Hill <nhill@shoreviewmn.gov>

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## 1000 County Road I

1 message

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**Bob Arndt** <arndtbob@gmail.com>

Mon, Aug 18, 2014 at 10:11 AM

To: nhill@shoreviewmn.gov

We have no objections to the proposed detached garage at 1000 County Road I.

Bob and Michelle Arndt  
1020 County Road I

—

*Bob Arndt*

612-269-2841 (cell)  
[www.amdt-associates.com](http://www.amdt-associates.com)

**EXTRACT OF MINUTES OF MEETING OF THE  
PLANNING COMMISSION OF SHOREVIEW, MINNESOTA  
HELD AUGUST 26, 2014**

\* \* \* \* \*

Pursuant to due call and notice thereof, a meeting of the Planning Commission of the City of Shoreview, Minnesota was duly called and held at the Shoreview City Hall in said City at 7:00 PM.

The following members were present:

And the following members were absent:

Member \_\_\_\_\_ introduced the following resolution and moved its adoption.

**RESOLUTION NO. 14-65 FOR A VARIANCES RELATED TO A DETACHED  
ACCESSORY STRUCTURE**

WHEREAS, Lance and Shelly Redlinger, submitted a variance application for the following described property:

*LOTS 17 AND 19, AUDITOR'S SUBDIVISION NO. 81*

*THAT PART OF LOT 18 DESCRIBED AS BEGINNING AT A POINT ON THE  
NORTHEASTERLY LINE THEREOF DISTANT 232.73 FEET SOUTHEASTERLY FROM  
THE NORTH EAST CORNER THEREOF; THENCE WEST, PARALLEL TO THE  
NORTH LINE OF SAID LOT 18 AND ITS EXTENSION, 16.5 FEET; THENCE  
SOUTHEASTERLY TO THE MOST WESTERLY CORNER OF LOT 19; THENCE  
NORTHEASTERLY TO THE MOST NORTHLY CORNER OF SAID LOT 19, THENCE  
NORTHWESTERLY TO THE POINT OF BEGINNING; ALL IN AUDITOR'S  
SUBDIVISION NO. 81, RAMSEY COUNTY.*

*(This property is more commonly known as 1000 County Road I)*

WHEREAS, the Development Regulations establish a maximum detached accessory structure size of 150 square on parcels less than 1 acre in size which may be increased to square footage of 288 square feet with a Conditional Use Permit; and

WHEREAS, the Development Regulations state the a maximum area of all accessory structures shall not exceed 90% of the dwelling unit foundation area or 1,200 square feet whichever is more restrictive; and

WHEREAS, the applicants are proposing to build a 24 foot by 31 foot, 744 square foot detached accessory; and

WHEREAS, the applicant has requested the following variances for said structure;

- 1) To exceed the maximum 150 square feet permitted (or 288 square feet with a conditional use permit) as a 744 square foot structure is proposed; and
- 2) To exceed the maximum accessory structure square footage permitted of 1200 square feet as 1,268 square feet is proposed; and

WHEREAS, the Shoreview Planning Commission is authorized by State Law and the City of Shoreview Development Regulations to make final decisions on variance requests.

WHEREAS, on August 26, 2014 the Shoreview Planning Commission made the following findings of fact:

1. *Reasonable Manner. The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations.*

A variance is needed to allow the proposed structure to exceed the maximum area permitted. On this property, a detached accessory structure of up to 150 square feet is permitted with a building permit. A detached accessory structure 150 square feet to 288 square feet in size is permitted with a conditional use permit. The City Code limits the total floor area of all accessory structures to the lesser of 1,200 square feet or 90% of the living area foundation on lots less than one-acre. The attached garage has a floor area of 524 square feet and the proposed detached garage has an area of 744 square feet. The foundation area of the house is 1,839 square feet. The proposed 1,268 square feet of total accessory floor area is about 69% of the living area foundation, therefore, the home will remain the primary feature of the property.

In Staff's opinion, the variance request to build the garage in the proposed location represents a reasonable use of the property. City Code permits detached garages as an accessory use. By establishing these provisions, the City deems that a detached garage represents a reasonable use of the property provided Code standards are met. Garages are needed for vehicle parking and storage of normal household equipment and supplies. Additionally, lake lots have the potential to create greater storage needs.

Furthermore, the 27,442.8 square foot property is significantly larger than the 15,000 square foot required lot size for a single family residential riparian property in the City and greater than the minimum lot area of 10,000 square feet required for properties in the R1 zoning district.

2. *Unique Circumstances. The plight of the property owner is due to circumstances unique to the property not created by the property owner.*

Practical difficulty stems from the uniqueness of the parcel. It is a substandard riparian lake parcel with an average width of 66 ft, which is significantly less than the 100 feet required. The small width of the parcel leaves the sideyard setback of the existing garage at 7.9 feet, leaving only 2.9 feet for any allowable expansion of the current detached garage. The combination of a riparian parcel, narrow width of the parcel, and larger square footage of the parcel are unique circumstances to this lot.

3. *Character of Neighborhood. The variance, if granted, will not alter the essential character of the neighborhood.*

Staff believes that the variance will not alter the essential character of the existing neighborhood as the adjacent properties are riparian and as such there are other detached garages and accessory structures located in the front of the lot. The size of the structure is comparable to other detached accessory structures on adjacent properties.

Ten adjacent riparian properties along County Road I were reviewed for their accessory structure size and square footages to see if the request is compatible with the surrounding neighborhood. Out of the ten properties staff looked at, the average size for a detached accessory structure was 757 square feet. Six of the properties had attached garages in addition to a detached garage; the average square footage for the attached garage was 615 square feet. The average total square footage for all accessory structures, attached and detached, is 1,126, with the high being 1,524 square feet and the low 672 square feet.

The existence of similar structures along County Rd I in relatively the same location further mitigates the potential impacts of the structure. The orientation of the garage would give the appearance of a standard two car garage when viewed from County Road I. The proposed garage would match the architectural style of the current home.

NOW, THEREFORE, BE IT RESOLVED BY THE SHOREVIEW PLANNING COMMISSION, that the variance request for property described above, 1000 County Road I, be approved, subject to the following conditions:

1. The project must be completed in accordance with the plans submitted as part of the Variance application. Any significant changes to these plans, as determined by the City Planner, will require review and approval by the Planning Commission.
2. This approval will expire after one year if a building permit has not been issued and work has not begun on the project.
3. This approval is subject to a 5-day appeal period. Once the appeal period expires, a building permit may be issued for the proposed project. A building permit must be obtained before any construction activity begins.
4. A Mitigation Affidavit shall be executed prior to the issuance of a building permit for the addition.

5. The exterior design and construction of the structure must comply with Section 205.082 (5e), Exterior Design and Construction.
6. Use of the accessory structure shall be for personal use only and no commercial use or commercial related storage is permitted

The motion was duly seconded by Member \_\_\_\_\_ and upon a vote being taken thereon, the following voted in favor thereof:

And the following voted against the same:

Adopted this 26th day of August, 2014

\_\_\_\_\_  
Steve Solomonson, Chair  
Shoreview Planning Commission

ATTEST:

\_\_\_\_\_  
Kathleen Castle, City Planner

ACCEPTANCE OF CONDITIONS:

\_\_\_\_\_  
Lance Redlinger, 1000 County Road I

\_\_\_\_\_  
Shelly Redlinger, 1000 County Rd I



STATE OF MINNESOTA)  
 )  
COUNTY OF RAMSEY )  
 )  
CITY OF SHOREVIEW )

I, the undersigned, being the duly qualified and acting Manager of the City of Shoreview of Ramsey County, Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a meeting of said City of Shoreview Planning Commission held on the 26<sup>th</sup> day of August, 2014 with the original thereof on file in my office and the same is a full, true and complete transcript therefrom insofar as the same relates to adopting Resolution 14-65.

WITNESS MY HAND officially as such Manager and the corporate seal of the City of Shoreview, Minnesota, this 26<sup>th</sup> day of August, 2014.

---

Terry C. Schwerm  
City Manager

SEAL

## MOTION TO APPROVE

**MOVED BY COMMISSION MEMBER:** \_\_\_\_\_

**SECONDED BY COMMISSION MEMBER:** \_\_\_\_\_

To adopt the attached Resolution 14-65, including findings of fact, permitting the construction of 744 square foot detached accessory structure for Lance and Shelly Redlinger on their property at 1000 County Rd I. Said approval is subject to the following conditions:

1. The project must be completed in accordance with the plans submitted as part of the Variance application. Any significant changes to these plans, as determined by the City Planner, will require review and approval by the Planning Commission.
2. This approval will expire after one year if a building permit has not been issued and work has not begun on the project.
3. This approval is subject to a 5-day appeal period. Once the appeal period expires, a building permit may be issued for the proposed project. A building permit must be obtained before any construction activity begins.
4. A Mitigation Affidavit shall be executed prior to the issuance of a building permit for the addition.
5. The exterior design and construction of the structure must comply with Section 205.082 (5e), Exterior Design and Construction.
6. Use of the accessory structure shall be for personal use only and no commercial use or commercial related storage is permitted.

Said approval is based on the following findings of fact:

1. *Reasonable Manner. The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations.*

A variance is needed to allow the proposed structure to exceed the maximum area permitted. On this property, a detached accessory structure of up to 150 square feet is permitted with a building permit. A detached accessory structure 150 square feet to 288 square feet in size is permitted with a conditional use permit. The City Code limits the total floor area of all accessory structures to the lesser of 1,200 square feet or 90% of the living area foundation on lots less than one-acre. The attached garage has a floor area of 524 square feet and the proposed detached garage has an area of 744 square feet. The foundation area of the house is 1,839 square feet. The proposed 1,268 square feet of total accessory floor area is about 69% of the living area foundation, therefore, the home will remain the primary feature of the property.

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Staff believes that the variance will not alter the essential character of the existing neighborhood as the adjacent properties are riparian and as such there are other detached garages and accessory structures located in the front of the lot. The size of the structure is comparable to other detached accessory structures on adjacent properties.

Ten adjacent riparian properties along County Road I were reviewed for their accessory structure size and square footages to see if the request is compatible with the surrounding neighborhood. Out of the ten properties staff looked at, the average size for a detached accessory structure was 757 square feet. Six of the properties had attached garages in addition to a detached garage; the average square footage for the attached garage was 615 square feet. The average total square footage for all accessory structures, attached and detached, is 1,126, with the high being 1,524 square feet and the low 672 square feet.

The existence of similar structures along County Rd I in relatively the same location further mitigates the potential impacts of the structure. The orientation of the garage would give the appearance of a standard two car garage when viewed from County Road I. The proposed garage would match the architectural style of the current home.

**VOTE:**

**AYES:**

**NAYS:**

Regular Planning Commission Meeting  
August 26<sup>th</sup>, 2014

**TO:** Planning Commission

**FROM:** Kathleen Castle, City Planner

**DATE:** August 21, 2014

**SUBJECT:** File No. 2538-14-28, Kimley-horn/Raising Cane's - Planned Unit Development – Development Stage and Comprehensive Sign Plan – Lot 2, Shoreview Target 2<sup>nd</sup> Addition, Lexington Avenue

### **Introduction**

Kimley-horn on behalf of Raising Canes submitted applications for an amendment to the Planned Unit Development for Lot 2 of the Shoreview Target 2<sup>nd</sup> Addition and a Comprehensive Sign Plan application. The applicant proposes to develop this lot with a one-story 2,890 square foot restaurant which has a drive-through lane. The proposed development follows a recent amendment to the Target PUD and re-platting of the Target property last year.

### **Plat/Planned Unit Development**

When the property was re-platted, Lot 2, was created for future commercial development. The parcel is 1.14 acres in size and has 255.20' of frontage on Lexington Avenue. Along the southern boundary is a public access road that serves the commercial land uses. The site is currently developed with parking for the Target retail store. A private access drive is also partially located on the property, which will be shared with Target to provide access to this commercial area. In addition, the site is encumbered with a sign easement for Target and has the free-standing sign identifying the Target retail store.

Last year, the City initiated a street improvement project for Red Fox Road to address congestion and traffic flow issues on the roadway. These improvements included the replacement of sewer and water utilities, upgrades to the storm sewer system, and widening of the driving lanes and a center turn lane. As part of the plat, Outlot A, was created and conveyed to the City. This outlot is developed with a stormwater pond that manages stormwater from Red Fox Road, the Target property, including Lot 2, and some of the adjoining property.

The subdivision proposal affected the approved PUD for the property therefore, the PUD was amended. Issues addressed in the amended PUD included parking, the free-standing sign/shared signage and impervious surface coverage. Target also asked that restrictions imposed as part of the PUD which limits the hours of operation and deliveries be lifted. While the hours of operation were lifted to permit a 24 hour operation, deliveries are prohibited between the hours of 12:00 am and 5:00 am.

The PUD was approved with a condition that requires the PUD be amended at the time a development application is received for Lot 2. The PUD has an underlying zoning district of

C1, Retail Service. The parcel complies with the minimum C1 lot standards. Restaurants, including drive through facilities, are a permitted use in this zoning district.

### **Adjoining Land Uses and Zoning**

The adjacent properties to the north are also developed with commercial uses but the zoning varies from C2, General Commercial to PUD. The property to the east of Target is zoned R1, Detached Residential but is owned by Ramsey County and developed with a golf course. Immediately to the south, is the YMCA recreation center which is zoned C1, Retail Service. Across Lexington Avenue to the east, is the City of Arden Hills which is developed with a variety of commercial and/or business related land uses.

The closest residential development is the Island Lake Avenue neighborhood that is located immediately south of the YMCA. The residential properties are about 560' from this property.

### **Staff Review**

The intent of the PUD amendment is to provide the City with the opportunity to review the proposed development in accordance with the development and sign code standards and approved PUD via a public review process. The proposed use and site development are consistent with the PUD and C1 zoning. The following summarizes the proposal.

### ***Operations***

With the original PUD for this area, operational restrictions were placed on Target to address potential impacts on the neighborhood to the south. Some restrictions have since been lifted, however, Target is still subject to a restriction on truck deliveries as these are prohibited between 12:00 am and 5:00 am.

The hours of operation for this restaurant are Sunday – Thursday, 10:00 am to 12:00 am and Friday and Saturday, 10:00 am to 2:00 am. There are a maximum of 7 employees working on a shift. Truck deliveries occur 3 times per week prior to opening and materials are delivered in a smaller trucks and not semi-truck trailers. A condition is being added prohibiting semi-truck trailer deliveries between the hours of 12:00 am and 5:00 am. This will not affect the restaurant's operations.

### ***Code Deviations***

The proposed development plans identify that flexibility is needed from the structure setback requirements for the proposed trash enclosure. The minimum structure setback from Lexington Avenue (side-yard adjacent to a street) is 50 feet and the minimum structure setback from the rear lot line (north) is 20 feet. The applicants are seeking flexibility from these standards as the trash enclosure as the enclosure would be setback 44.5 feet from the Lexington Avenue right-of-way and 4.5 feet from the rear property line. This enclosure will be constructed of a masonry material to match the building and be screened with landscaping.



### ***Building Placement***

The proposed restaurant structure on Lot 2 complies with the required structure setbacks from the property lines. The structure is oriented towards the south access road with the main entry being on the east side of the building and the drive-through on the west side of the building.

### ***Parking Lot Design***

Site access will rely on an existing shared private driveway that runs along the west side of the property. The proposed parking lot is designed in compliance with the City's setback standards from the street rights-of-ways and property lines.

The parking area is designed with 28 stalls and exceeds the minimum of 16 stalls required. In addition, the drive-through lane provides stacking space for 10 vehicles, exceeding the minimum requirement of 6. While this development exceeds the minimum parking standards, a reduction of parking is not recommended due to the mix of uses in this retail area.

### ***Architectural Design***

The building is designed as a one-story building and has an exterior finish using brick, exterior insulation finish system (EIFS) and glass. The design complies with the City's architectural standards.

### ***Grading and Drainage***

The proposed grading plan maintains the existing drainage pattern. Minor changes to the grade elevations are needed to accommodate the building pad and parking area. Stormwater infrastructure will be added and connect to the existing system which transports runoff to the stormwater pond in Outlot A. While this pond has been designed to manage runoff, stormwater calculations need to be submitted for review.

The property is located in the Rice Creek Watershed District. A permit is required from the District for this project since the disturbed area will exceed 10,000 square feet.

Currently, the impervious surface coverage is 69.35% and will be reduced to 61.4% and is less than the 80% permitted in commercial districts. This coverage is consistent with the approved PUD.

### ***Landscaping***

With the amended PUD, landscaping was discussed with Target. Target is in the process of reviewing the site landscaping on Lot 1 and replacing plant materials that have either died or are in poor health. This will be completed in the late summer or early fall.

Regarding landscaping on the development site, there are some mature plant materials along the south access road that will be retained. In addition, there are mature plantings along Lexington Avenue that are proposed to be removed. These plant materials would be replaced with planting beds that include a variety of shrubs. Ornamental trees are also being proposed in east side of the parking area.

The Development Code requires that parking areas be screened, contain landscaped islands and provide shade trees in parking areas. In staff's opinion, further enhancements to the plan are needed to better comply with the City's landscape standards. A condition has been added to address this.

### ***Comprehensive Sign Plan***

#### ***Free-standing sign***

Signage was addressed when the PUD was amended in 2013. The existing freestanding sign on Lexington Avenue identifying the SuperTarget store was permitted to remain provided a sign easement is conveyed to and benefits Lot 1. This easement has been executed. It was also the City's preference that this sign be shared with the future use of Lot 2. Target has further evaluated the potential for shared signage and has indicated it is their preference to have separate signage. The existing free-standing sign was designed solely for Target and was not designed to accommodate a separate sign panel.

While the City prefers a joint sign, a separate free-standing sign for Raising Canes is proposed along Lexington Avenue and would setback about 16-feet from the right-of-way. This proposed sign is a monument style cabinet sign that has an overall height of 6' and a width of 9'3". The sign face itself has an area of 18 square feet. The proposed sign complies with the City's standards. Staff believes the proposed sign is reasonable.

#### ***Wall Signs***

Four wall signs are proposed and require a deviation from the City's sign standards. A maximum of one wall sign is permitted unless the structure faces two or more arterial roads. In this case, the site is adjacent to only one arterial road therefore only one wall sign is permitted. Deviations are also needed for sign length and area as identified by the (\*) below.

Building Elevation	Sign Area	Sign Length
South (Front) Raising Canes	<b><i>69.4 square feet permitted</i></b> 32 square feet	<b><i>7 feet permitted</i></b> 8 feet*
East Raising Canes	<b><i>116 square feet permitted</i></b> 32 square feet	<b><i>14 feet permitted</i></b> 8 feet
West Raising Canes Mural <i>Total</i>	<b><i>136 square feet permitted</i></b> 32 square feet 139.5 square feet* 171.5 square feet*	<b><i>16.4 feet permitted</i></b> 8 feet 15 feet 6 inches

The traditional walls signs proposed are reasonable in Staff's opinion. The additional signage on the east and west building walls will identify the building for members of the public using the Target access drive and from Lexington Avenue. The primary concern regarding the sign package relates to the mural.

Photographs of similar sign murals have been provided. The hand-painted mural is a signature sign for Raising Canes as it replicates signage discovered with their first restaurant and is intended to convey the restaurant's heritage and theme. "Shoreview" will be included in this mural. The applicant has indicated that a reduction in the size may be possible but expressed concern that if the sign becomes too small then it becomes illegible and would not fit with the scale of the building. This sign is also lighted with exterior lighting.

The Staff did have some concerns regarding this sign as it is a hand-painted mural. After further review, the Staff does believe the proposed sign is well designed and will add character to the building.

#### ***Other Signage***

The other signage proposed includes a pre-sell sign and menu-board sign for the drive-through and window signage.

#### **Public Comment and Agency Review**

The City notified property owners within 350 feet of the development. Legal notice of the public hearing was also published in the City's legal newspaper. Comments from the Lake Johanna Fire Department were received and are attached. The Rice Creek Watershed District also indicated that a watershed permit may be required if over 10,000 square feet of area is disturbed. The City Planner from Arden Hills also contacted Staff and expressed concerns regarding the proposed signage, specifically the wall mural. These concerns related to the visual impact on the Lexington Avenue corridor. No other comments have been received.

#### **Recommendation**

The submitted plans were reviewed in accordance with the approved PUD and the City's development standards, land use policies and sign regulations for this site. The proposed development of this site with a restaurant facility is consistent with underlying C1 zoning and the PUD. This lot was created for future commercial development when the property was re-platted. In Staff's opinion, the proposed deviations for the structure setback (trash enclosure) and the wall signage will not detract from the site. Staff is recommending the Commission recommend the City Council approve the amended PUD and Sign Plan, subject to the following conditions:

#### **Planned Unit Development**

1. This approval permits the development of this parcel with a restaurant facility approximately 2,890 square feet in size.
2. Approval of the final grading, drainage, utility, and erosion control plans by the Public Works Director, prior to the issuance of a building permit for this project.
3. The applicant is required to enter into a Site Development Agreement and Erosion Control Agreement with the City. Said agreements shall be executed prior to the issuance of any permits for this project.

4. The items identified in the email from the Assistant City Engineer must be addressed prior to the issuance of a building permit.
5. The items identified in the memo from the Fire Marshal shall be addressed prior to the issuance of a building permit.
6. The exterior of the trash enclosure shall be of a masonry material that compliments the restaurant building. Landscape screening shall be provided along the north, south and east sides of the structure.
7. Prior to submittal of the Final PUD, the applicant shall work with the City regarding the proposed landscape plan to address the retention of existing trees/shrubs, shade trees and plant material sizes.
8. A permit shall be obtained from the Rice Creek Watershed District prior to the issuance of a building permit for this project.
9. Semi-truck trailer deliveries are prohibited between 12:00 am to 5:00 am. The applicant is encouraged to utilize small trucks for delivery.
10. The Building Official is authorized to issue a building permit for the project, upon satisfaction of the conditions above.

#### **Comprehensive Sign Plan**

1. The signs on the property shall comply with the plans submitted for the Comprehensive Sign Plan application. Any significant change will require review by the Planning Commission and City Council.
2. Signage shall be maintained in accordance with the City's Sign Code.
3. The applicant shall obtain a sign permit prior to the installation of the new signs on the property.

#### **Attachments:**

1. Email from Asst City Engineer
2. Memo from the LJFD Fire Marshal
3. Aerial Photo
4. Submitted Statement and Plans
5. Request for Comments
6. Motion

Date: August 21, 2014

To: Kathleen Castle, City Planner

From: Mark Maloney, Public Works Director  
Tom Wesolowski, City Engineer

Subject: PUD Development Stage Application Review Comments for the Proposed  
Raising Canes Restaurant – Lot 2, Shoreview Target 2<sup>nd</sup> Addition

The City of Shoreview Public Works Department has reviewed the preliminary plans dated 7/28/2014, Drainage Memo dated 7/21/2014, and Trip Generation Memo dated 7/24/2014. The engineering staff has the following comments regarding the plans:

1. The proposed project is located within the Rice Creek Watershed District (RCWD). RCWD rules require a permit if a project creates or reconstructs 10,000-sf or more of impervious surface. The proposed project will exceed 10,000-sf, so will require a permit from the RCWD. The City requires that all information that is submitted to Rice Creek as it relates to the proposed development also be sent to the City of Shoreview.
2. Stormwater management calculations signed by a licensed engineer from the State of Minnesota that meet or exceed the City's Surface Water Management Plan (SWMP) are required. Sheet C5.0 shows stormwater from the site will be directed into the existing Target stormwater pipe. The calculations shall confirm that the existing stormwater pipes are sized to handle the flow.
3. The Drainage Memo states there will be a net decrease of impervious surface with the redevelopment, which should equate to a lower runoff volume. The Memo also states the runoff from the site will be directed to the storm pond that was reconstructed as part of the Red Fox Road project completed in 2012. The pond was designed to handle the run-off from the existing parking lot and it was expected that if the site was redeveloped the runoff from the site would be directed to the pond.
4. Sheet C7.0 shows the sanitary sewer service shall be connected to the existing Target sanitary sewer service. Provide documentation that you are permitted to connect to the Target Sanitary sewer service and also provide calculations that confirm the existing pipe is sized to handle the additional flow.
5. Sheet C7.0 shows connecting to a City water main. Connection shall be by a wet tap. Size is not shown. If fire protection is required and the service is sized for both, such as a 6 inch, then the domestic water is required to be split off the service outside the building with its own shut off accessible to the City.



6. The developer has submitted a trip generation memo that provides an analysis of the estimated trip generation for the proposed restaurant. The study was prepared by a licensed engineer from the State of Minnesota. The memo states that a majority of the trips to the restaurant will be internally captured from trips generated by Target and the trips generated by just the restaurant will be small relative to the existing traffic volumes in the area. No significant traffic impacts on Lexington Avenue, Red Fox Road, and the south access road are anticipated and the existing public roadway infrastructure is adequate for the anticipated increase in vehicle trips.
7. The trees proposed on Sheet L1.0 do not meet the City's replacement size requirements. Ensure that any deciduous trees are 2.5", evergreens are 6 feet, and ornamental trees are 1 3/4".
8. The application will be presented to the Environmental Quality Committee for comment at their August 25<sup>th</sup> meeting.

If you have any questions or would like to discuss the comments in more detail please contact Mark Maloney or Tom Wesolowski.



## LAKE JOHANNA FIRE DEPARTMENT

5545 LEXINGTON AVENUE NORTH • SHOREVIEW, MN 55126  
OFFICE (651) 481-7024 • FAX (651) 486-8826

August 20, 2014

Department of Community Development  
Attn: Kathleen Nordine, City Planner  
4600 N Victoria Street  
Shoreview, MN 55126

Site and Building Plan Review  
Raising Canes  
Shoreview, MN 55126

File No. 2538-14-28

- Verify location of F.D.C.
- Fire Hydrant within 150' of F.D.C.
- Verify location of riser room.
- Fire Department lock box is required.

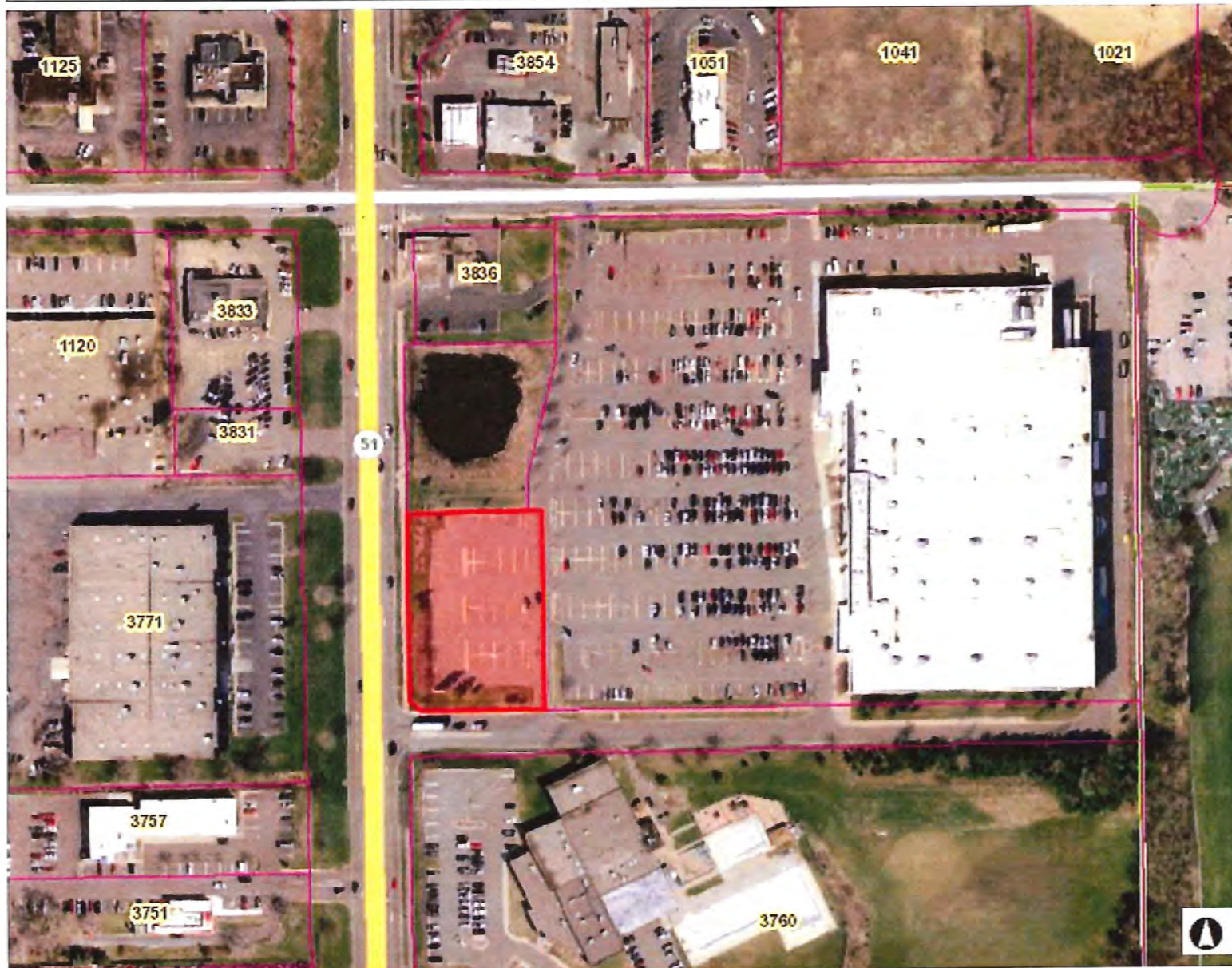
Sincerely,

A handwritten signature in black ink, appearing to read "Rick Current", with a long horizontal flourish extending to the right.

Rick Current  
Fire Marshal  
Lake Johanna Fire Department



## Raising Cane's



### Legend



- City Halls
- Schools
- Hospitals
- Fire Stations
- Police Stations
- Recreational Centers
- Parcel Points
- Parcel Boundaries

### Notes

Planned Unit Development -  
Development Stage  
Comprehensive Sign Plan

400.0 0 200.00 400.0 Feet

NAD\_1983\_HARN\_Adj\_MN\_Ramsey\_Feet  
© Ramsey County Enterprise GIS Division

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION





July 25, 2014

Kathleen Castle  
City of Shoreview City Planner  
4600 Victoria Street North  
Shoreview, MN 55126

**RE: *Proposed Raising Cane's  
Lot 2, Block 1 Shoreview Target 2<sup>nd</sup> Addition  
Development Code Deviations***

Dear Ms. Castle,

On behalf of CSRS Architects and Raising Cane's Chicken Fingers, Kimley-Horn is submitting for PUD Development Stage Approval and Comprehensive Sign Plan Approval for a proposed 2,890 SF Raising Cane's drive-thru restaurant located on the  $\pm 1.14$  acre Lot 2 Block 1, Shoreview Target 2<sup>nd</sup> Addition on Lexington Avenue N. The Site is currently zoned as a PUD with C-1 base district.

**DEVELOPMENT CODE DEVIATION: DUMPSTER ENCLOSURE SETBACK**

The C-1 Zoning District requires a 50' front setback line (along Lexington Avenue N.) and a 30' side setback (along the northern property line). The setbacks effectively decrease the buildable area of the Site from  $\pm 1.14$  acres to  $\pm 0.45$  acres. Within this restricted usable area there is not a functional position for the masonry dumpster enclosure. As a result, we are requesting relief on structure setback requirement for the dumpster enclosure in the amount of 5.5 feet within the front setback line and 25.5 feet within the side setback line. The Planning objectives are still met with this setback deviation, as screening will be provided around the dumpster enclosure, there is an adequate setback of 44.5 feet from Lexington Avenue N, and the adjacent lot to the north is a stormwater outlet (Outlot A) and not a developable lot at this time.

**DEVELOPMENT CODE DEVIATION: BUILDING SIGNAGE WEST FACADE**

As per the city, one wall sign is permitted per principal structure, unless said structure faces two or more arterial roadways. In such instance, a second wall sign may be permitted provided the signs face different arterial roadways. Cane's is seeking approval for an additional wall mural on the same building façade as an allowed attached wall sign. The hand painted wall mural is used on the exterior to carry on our heritage of the first "Wolf" mural that was discovered on the wall at the mothership Cane's I in Baton Rouge, Louisiana. As you will notice when we are allowed the exterior mural we always place the name of the city/town we are in on the mural to again emphasize that this is "Your" Cane's.

**DEVELOPMENT CODE DEVIATION: BUILDING SIGNAGE EAST FACADE**

The additional sign on the east (Target side) of the building area not allowed by the code, is shown because we generally want the guests to be looking at the Building Façade as an additional storefront even though it does not face an arterial roadway, it does face a major development, "Target". Our

mantra is for the drive-thru customer and Target customer to have the same restaurant experience, regardless of direction, as one that may choose to come in and dine with us.

We endeavor to achieve a more desirable environment than what is strictly enforced by the Development Code to show local colleges, business and governments we are part of the community. Through these actions we have strived to create compatibility with the surrounding development uses to enhance the way of life for the community without damaging the local environment through commercialization.

## CLOSING

We appreciate your time in considering the requested deviations and look forward to working with you.

The following items are included with this submittal:

- PUD Development Stage Application Package
- Comprehensive Sign Plan Application Package

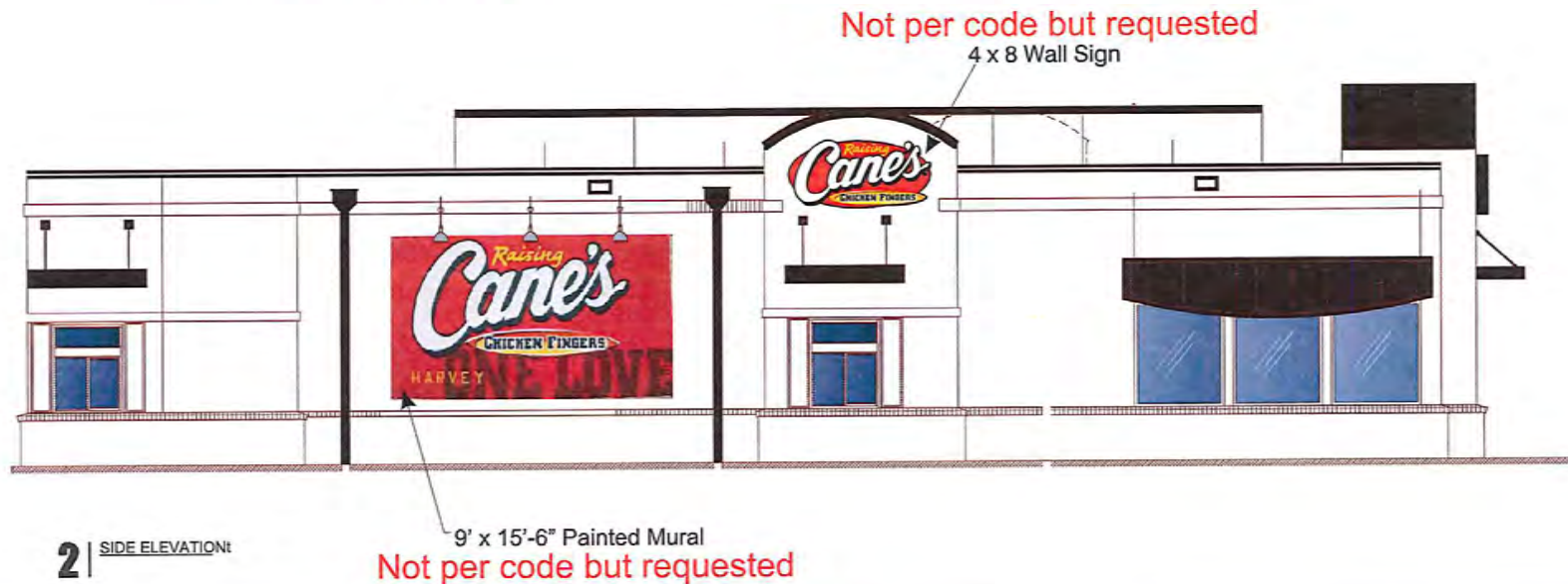
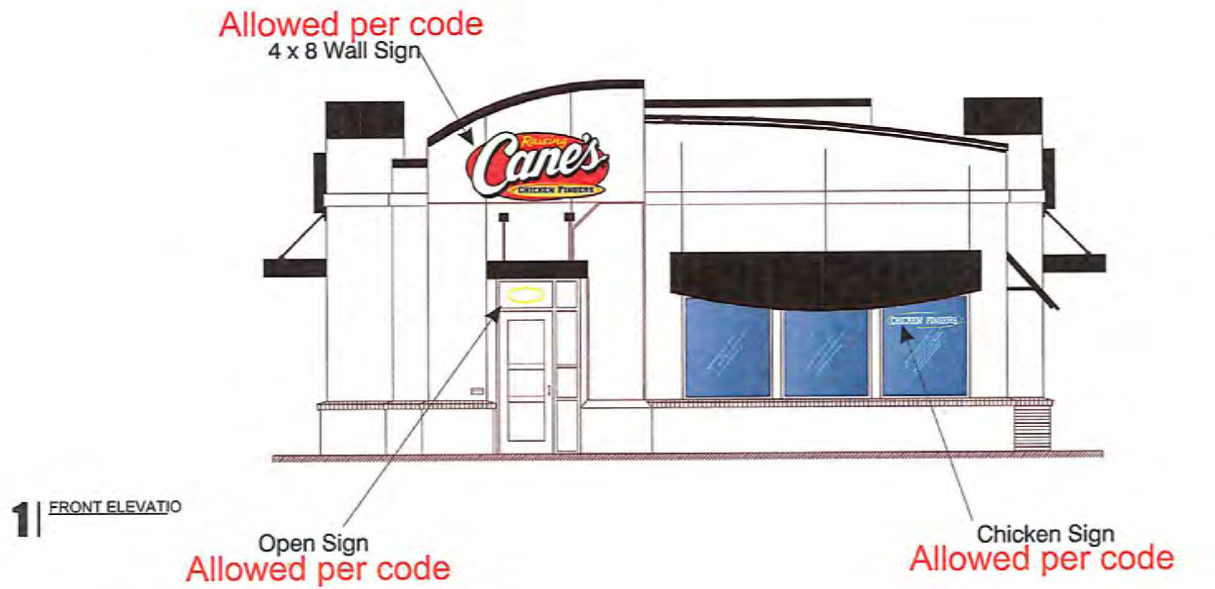
Please contact me at (651) 643-0470 or [trish.rothe@kimley-horn.com](mailto:trish.rothe@kimley-horn.com) should you have any questions or comments.

Sincerely,



Trisha Rothe, PE





Color renderings are for presentation only and should not be considered as manufacturing drawings.



P. O. Box 8861 Dothan, AL 36304 P 888.823.9005  
F 334.556.0218 signs@completesigns.net www.completesigns.net



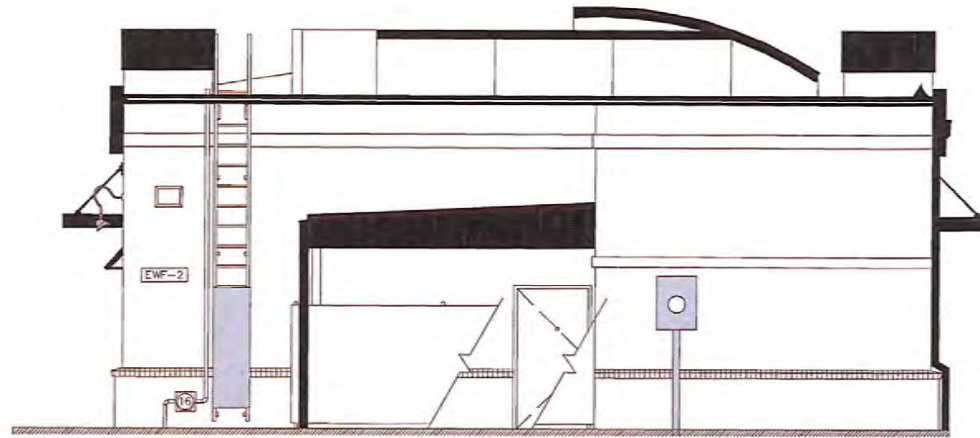
Red Fox Rd & Lexington Ave.

Custom Raising Cane's Sign Package  
Created:  
Revised:

Dwg Elevation  
Scale: Proportional  
Illustrated by: Cox



Proto 4: Elev 2



1 | REAR ELEVATION

Not per code but requested  
4 x 8 Wall Sign



2 | SIDE ELEVATION

Color renderings are for presentation only and should not be considered as manufacturing drawings.



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F 334.556.0218 signs@completesigns.net www.completesigns.net



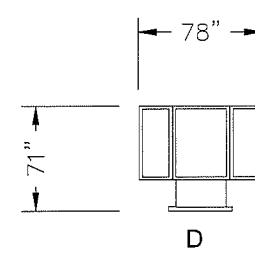
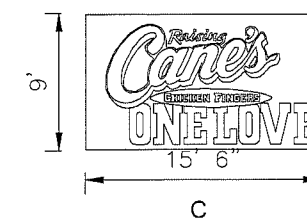
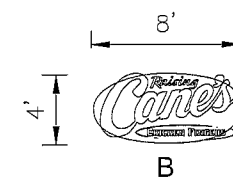
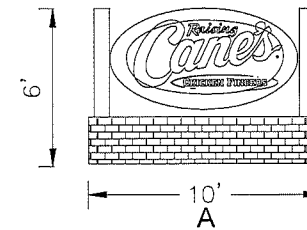
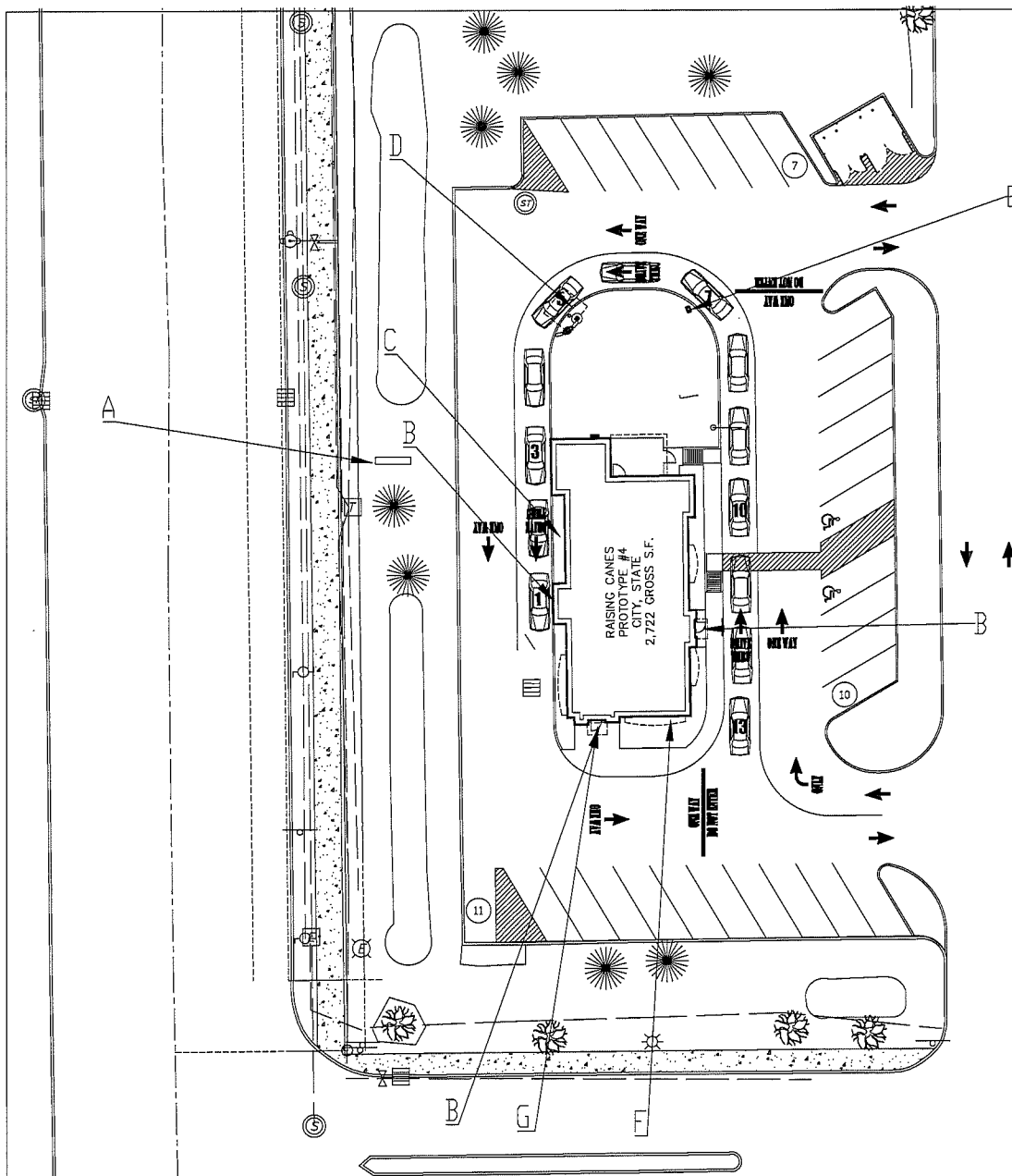
Red Fox Rd & Lexington Ave.

Custom Cane's Sign Package

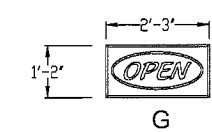
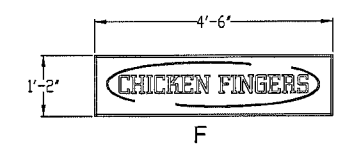
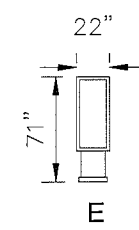
Created:

Revised:

Dwg Elevation  
Scale: Proportional  
Illustrated by: Cox



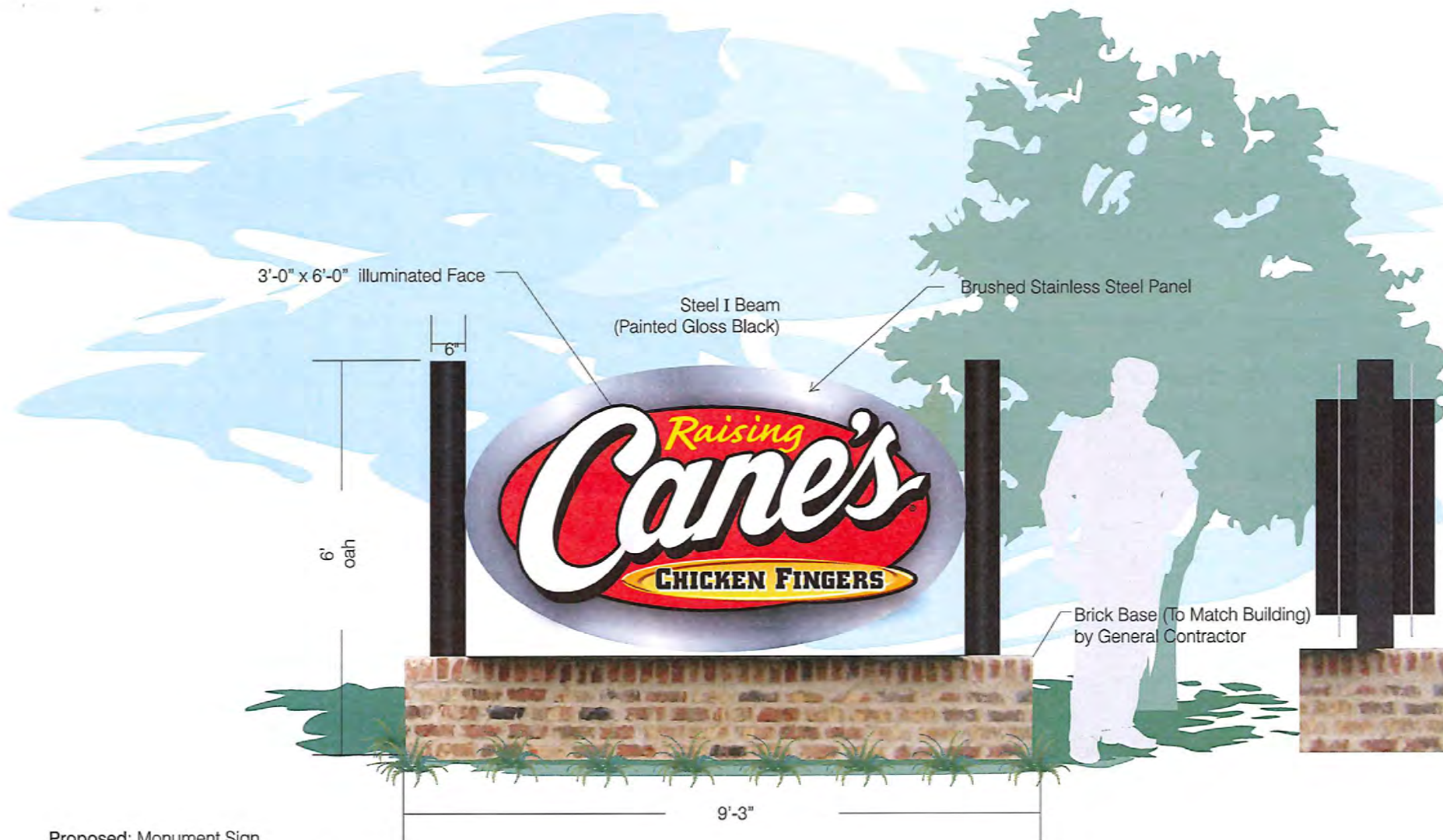
- A- 6' Monument
- B- 4 x 8 Wall Sign
- C- Painted wall sign
- D- Menu
- E- Pre Sell
- F- Window Sign
- G- Window Sign



NTS

**COMPLETESIGNS LLC**  
 P.O. Box 8861 Dothan, AL 36304 P 888-823-9005  
 F 412-294-7536 signs@completesigns.net www.completesigns.net

CUSTOMER		
Raising Cane's		
CODE		
PAGE LAYOUT		
ITEM DESCRIPTION		
Sign Locations		
LOCATION	DATE	DRAWN BY
SCALE	ENGINEER	ACCOUNT REPRESENTATIVE
SHEET	BOXED SQ FT	ITEM NUMBER
WIND LOAD (MPH)	EST WEIGHT (LBS)	



Proposed: Monument Sign  
 Background Panel (Non illuminated)  
 -Brushed Stainless Steel Finish  
 3'-0" x 6'-0" (2) S/F "Canes" Signs (Internally illuminated w/ LEDs)  
 - Interior of Single Face Sign to be Painted w/ Light Enhancement Paint.  
 -Cabinet - Black  
 -Face Retainers - Black (Formed as Part of The Face)  
 -Back - Black (.125 Aluminum)  
 -Returns - Black (.063 Aluminum)

Color renderings are for presentation only and should not be considered as manufacturing drawings.

**COMPLETE SIGNS LLC**  
 P.O. Box 8861 Dothan, AL 36304 P 888.823.9005  
 F 413.294.7536 signs@completesigns.net www.completesigns.net



**Raising Canes  
 Monument**

Customer: Canes Drawing Packet  
 Created: 12/23/05

Revised:

Dwg: Spec Dwgs

Scale: 1/2" = 1'-0"

Illustrated by: Roland





See drawing CANS1 for face material and colors

Cabinet is black

The face retainers are formed as part of the face painted Black

Lighting is LEDs

Back is .125 Alum. Returns are .063 alum.

26 actual Sq Ft

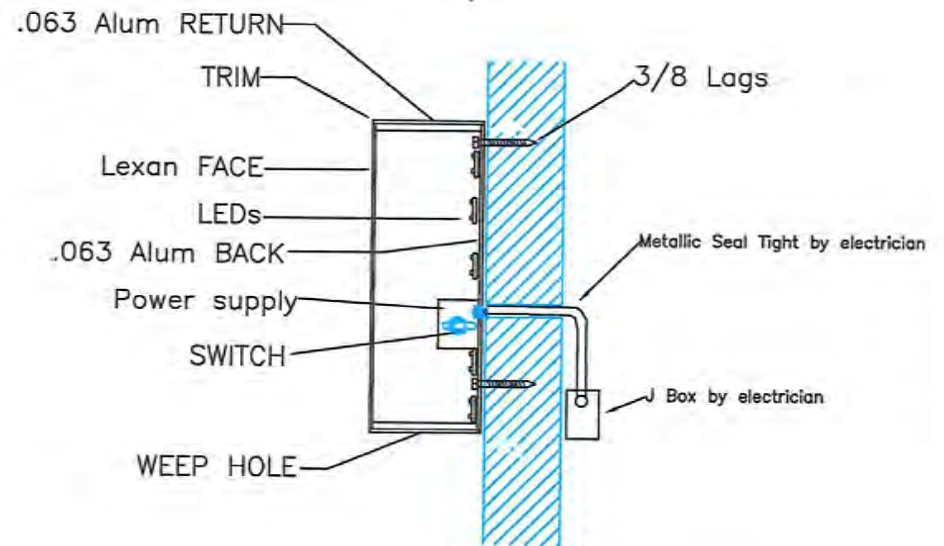
2.9 Amps 120 volts.

(1) 20 amp Cir

**ALL CABINETS TO HAVE EXTERNAL CUT OFF SWITCH**

Color renderings are for presentation only and should not be considered as manufacturing drawings

 <p><b>COMPLETE SIGNS LLC</b>  P.O. Box 8861 Dothan, AL 36304 P 888.823.9005  F 413.294.7536 signs@completesigns.net www.completesigns.net</p>		<table> <tr> <td>Customer</td><td></td><td>4" x 8'</td></tr> <tr> <td>Created:</td><td>9/13/01</td><td>Single face</td></tr> <tr> <td>Revised:</td><td></td><td>Internally Illuminated.</td></tr> <tr> <td>Dwg</td><td>CAN104</td><td>Wall Sign</td></tr> </table>	Customer		4" x 8'	Created:	9/13/01	Single face	Revised:		Internally Illuminated.	Dwg	CAN104	Wall Sign
Customer		4" x 8'												
Created:	9/13/01	Single face												
Revised:		Internally Illuminated.												
Dwg	CAN104	Wall Sign												



UL Listed

NOTES:			
Complete Signs LLC		CUSTOMER Raising Cane's	
P.O. Box 8861 Dothan, AL 36504 Tel: 334-893-4569		CODE	PAGE LAYOUT
DRAWING APPROVED BY		ITEM DESCRIPTION Wall sign mounting	
PROGRAM APPROVED BY		LOCATION	DRAWN BY
PROTOTYPE BY		SCALE	ENGINEER
T11 RUN BY		SHEET	ACCOUNT REPRESENTATIVE
PRODUCTION BY		WIND LOAD (MPH)	EST WEIGHT (LBS)
RELEASED FOR			REV





07.22.2011 07:09





10/03/2011 10:19





07/17/2011





Kathleen Castle &lt;kcastle@shoreviewmn.gov&gt;

---

## Shoreview - Raising Canes applications

---

John.Dietrich <John.Dietrich@target.com>

Fri, Aug 22, 2014 at 8:55 AM

To: Kathleen Castle <kcastle@shoreviewmn.gov>

Cc: "trish.rothe@kimley-horn.com" <trish.rothe@kimley-horn.com>, "Robert Montgomery (RMontgomery@raisingcanes.com)" (RMontgomery@raisingcanes.com)" <RMontgomery@raisingcanes.com>, "Moree, Yanez" <moree@csrsonline.com>, "Marlys.Brandell" <Marlys.Brandell@target.com>

Kathleen,

In response,

1. Landscaping, my facilities management team has contacted our landscape vendor and will proceed with obtaining a bid and schedule for the install of the plant material. I will update you with the schedule upon notice.

2. Site signage. This is an incredibly important statement for the first Raising Canes Restaurant in the Twin City metropolitan area. The signage should be of a high quality and integrated into the site and building design, the signage has to make a statement to the Raising Cane's guest in a tasteful and creative format. Target and Raising Canes preference is to keep the signs separate and continue to have each sign reflective of the building design and product we respectfully sell. The existing sign was designed for Target and has not been designed to accommodate a second panel. The existing sign is a Target design brand and not a Raising Canes brand, the level of detail and design that Raising Canes has put into the proposed monument sign cannot be replicated on the existing sign. It is Target and Raising Canes understanding the City code does allow for each lot to have a free standing sign and the property interest by the various developers has been based on what the code allows. The PUD places a higher level of design to the site, building and signage but should not eliminate what is allowed per the underlying zoning. Higher design and aesthetics are what Target requested when this site was placed on the open market and we believe Raising Canes has taken this into account with the current PUD application. Target and Raising Canes support the current application which identifies brand specific signage for each lot which is integrally designed to meet the PUD standards and to reflect the respective building design.

We look forward to the staff report and public hearing next Tuesday. John

John Dietrich | Sr. Development Manager | ☉Target | 1000 Nicollet Mall, TPN-12K | Minneapolis, MN 55403 | [John.dietrich@target.com](mailto:John.dietrich@target.com) direct 612.761.7034, cell 612.695.6076 mySite

**From:** Kathleen Castle [mailto:[kcastle@shoreviewmn.gov](mailto:kcastle@shoreviewmn.gov)]

**Sent:** Friday, August 15, 2014 4:16 PM

**To:** John.Dietrich

**Cc:** [trish.rothe@kimley-horn.com](mailto:trish.rothe@kimley-horn.com); Robert Montgomery ([RMontgomery@raisingcanes.com](mailto:RMontgomery@raisingcanes.com))



Full | Print | Reply | Forward | Archive | Search

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## Raising Canes Restaurant in Shoreview

---

**Chris Buntjer** <cbuntjer@ricecreek.org>

Thu, Aug 14, 2014 at 2:23 PM

To: "kcastle@shoreviewmn.gov" <kcastle@shoreviewmn.gov>, "trish.rothe@kinmley-horn.com" <trish.rothe@kinmley-horn.com>

Trish,

In order to determine whether or not a permit will be required from the District, please tell me the proposed amount of impervious surface that will be re-constructed for the project. The District's stormwater rules have a 10,000 square foot threshold for new and reconstructed impervious surfaces, and an erosion and sediment control plan would be required for 10,000 or more square feet of disturbed area.

Feel free to contact me with any questions.

Thank you,

Chris Buntjer, P.E.

Technical Specialist/Permit Reviewer

[763-398-3078](tel:763-398-3078)







August 19, 2014

City of Shoreview  
Attn: Kathleen Castle  
4600 Victoria Street North  
Shoreview, MN 55126

**Re: Request for Comment – Raising Cane's Restaurant**

Dear Ms. Castle,

The City of Arden Hills recently received a notice from the City of Shoreview asking for comments regarding the proposed construction of the Raising Cane's Restaurant on Lot 2, Block 1, Shoreview Target 2<sup>nd</sup> Addition (Lexington Avenue). After reviewing the materials that were provided, Arden Hills City staff believes that the amount of signage proposed on the building to direct traffic and pedestrians to the site is in excess of what is desirable along the corridor. The City is not concerned as much with the 4'x 8' (32 square foot) walls signs as it is with the 9'x15'6" (139.5 square foot) painted mural wall sign that faces Lexington Avenue and is directly across the street from Arden Hills.

The City would prefer that the size of the painted mural wall sign be reduced in order to keep the amount of signage more in line with similar buildings and development within this corridor that is shared by both cities.

If you have any questions, please feel free to contact Ryan Streff at (651) 792-7828 or by email [rstreff@cityofardenhills.org](mailto:rstreff@cityofardenhills.org).

Sincerely,

Ryan Streff  
City Planner

## **PROPOSED MOTION**

**MOVED BY COMMISSION MEMBER:** \_\_\_\_\_

**SECONDED BY COMMISSION MEMBER:** \_\_\_\_\_

To approve the amendment to the Planned Unit Development – Development Stage application and Comprehensive Sign Plan submitted by Kimley-horn, on behalf of Raising Canes, for the property known as Lot 2, Shoreview Target Second Addition, Lexington Avenue. Said approval is subject to the following:

### **Planned Unit Development – Development Stage Amendment**

1. This approval permits the development of this parcel with a restaurant facility approximately 2,890 square feet in size.
2. Approval of the final grading, drainage, utility, and erosion control plans by the Public Works Director, prior to the issuance of a building permit for this project.
3. The applicant is required to enter into a Site Development Agreement and Erosion Control Agreement with the City. Said agreements shall be executed prior to the issuance of any permits for this project.
4. The items identified in the email from the Assistant City Engineer must be addressed prior to the issuance of a building permit.
5. The items identified in the memo from the Fire Marshal shall be addressed prior to the issuance of a building permit.
6. The exterior of the trash enclosure shall be of a masonry material that compliments the restaurant building. Landscape screening shall be provided along the north, south and east sides of the structure.
7. Prior to submittal of the Final PUD, the applicant shall work with the City regarding the proposed landscape plan to address the retention of existing trees/shrubs, shade trees and plant material sizes.
8. A permit shall be obtained from the Rice Creek Watershed District prior to the issuance of a building permit for this project.
9. Semi-truck trailer deliveries are prohibited between 12:00 am to 5:00 am. The applicant is encouraged to utilize small trucks for delivery.
10. The Building Official is authorized to issue a building permit for the project, upon satisfaction of the conditions above.

### **Comprehensive Sign Plan**

1. The signs on the property shall comply with the plans submitted for the Comprehensive Sign Plan application. Any significant change will require review by the Planning Commission and City Council.
2. Signage shall be maintained in accordance with the City's Sign Code.

3. The applicant shall obtain a sign permit prior to the installation of the new signs on the property.

This approval is based on the following findings of fact:

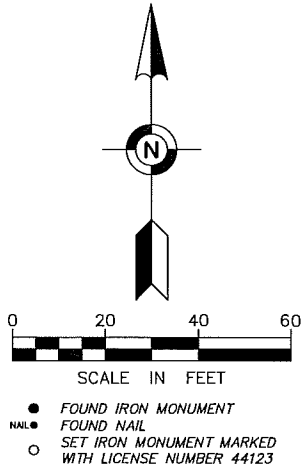
1. The proposed land use is consistent with the designated commercial land use in the Comprehensive Plan.
2. The proposed use is consistent with the underlying C1, Retail Service zoning of the PUD.
3. The amended PUD provides a benefit to the community by providing additional commercial services.

**VOTE:**

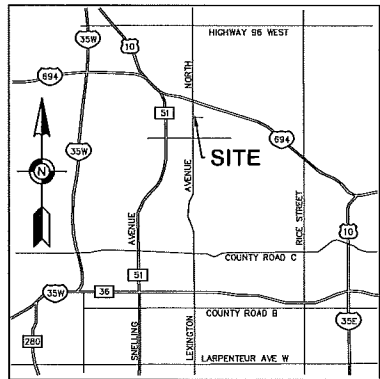
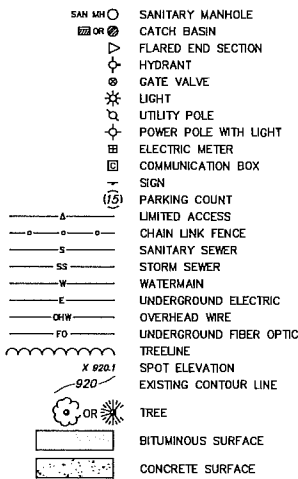
**AYES:**

**NAYS:**

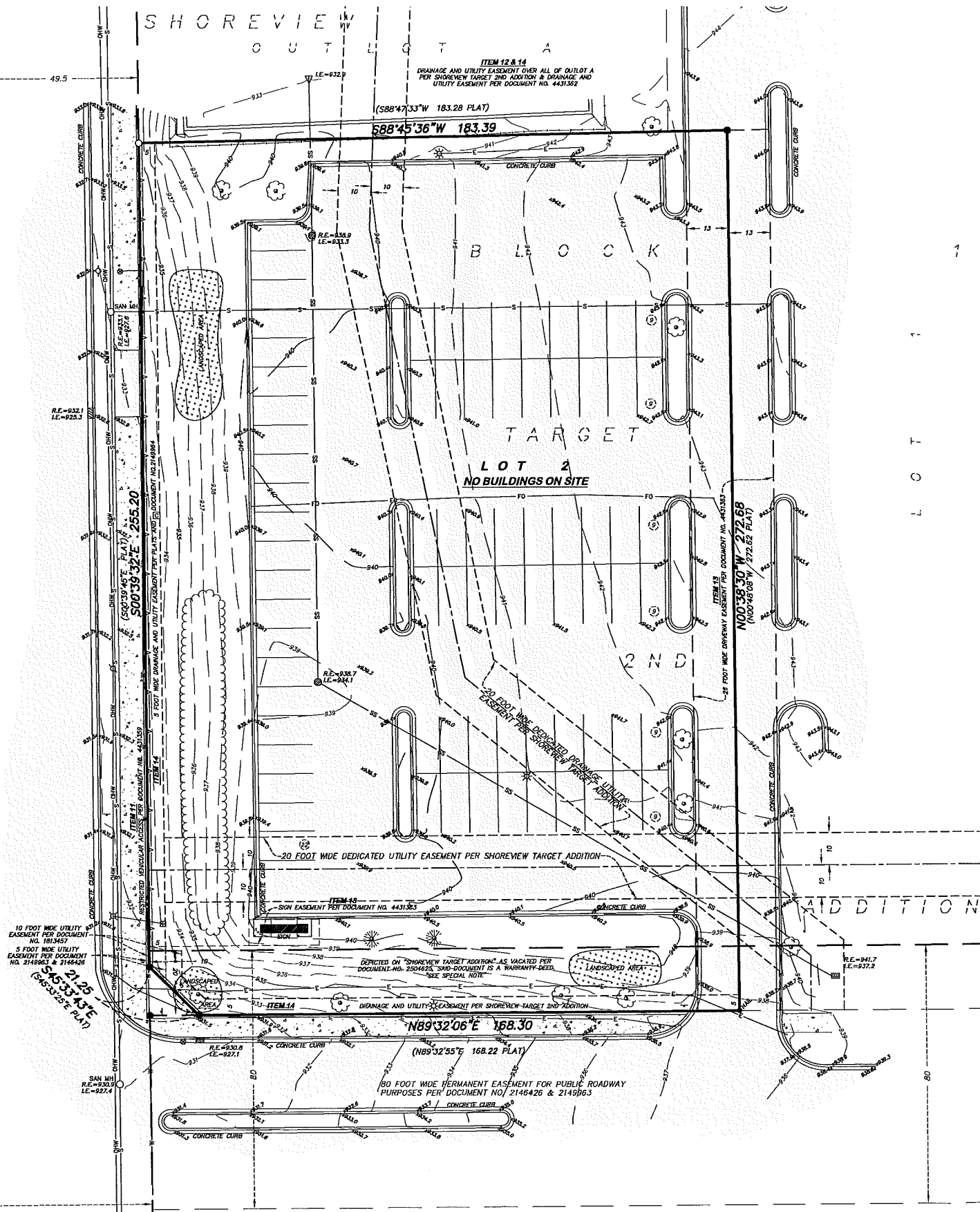
**Regular Planning Commission Meeting  
August 26, 2014**



LEGEND



VICINITY MAP  
NOT TO SCALE



ALTA/ACSM LAND  
TITLE SURVEY  
FOR: Kimley - Horn & Associates, Inc.

LEGAL DESCRIPTION:

PARCEL 1:  
Lot 2, Block 1, Shoreview Target 2nd Addition, Ramsey County, Minnesota.

PARCEL 2:

Non-exclusive appurtenant easement for ingress and egress of pedestrian and vehicular traffic, sign, drainage and utility purposes contained in the DECLARATION OF RESTRICTIVE COVENANTS recorded as Document No. 4431363 in the records of the County Recorder, Ramsey County, Minnesota.

(Abstract Property)

NOTES:

- The orientation of this bearing system is based on the Ramsey County coordinate grid (NAD 83-96 Adj.).
- The total area of the property described hereon is x,xxx square feet or x,xxx acres.
- The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance prepared by First American Title Insurance Company National Commercial Services, Commitment No. NCS-657563-MPLS dated February 20, 2014 at 7:30 am.
- Existing utilities, services and underground structures shown hereon were located based upon observed evidence. Verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
- No zoning report or letter was received from the insurer pursuant to Optional Table A Item 6(a) & 6(b) of Table A, as set forth in the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys.
- The property described hereon lies within Flood Zone X (Areas determined to be outside of 0.2% annual chance floodplain) per Federal Insurance Rate Map No. 27123 C 0020 G, dated June 4, 2010.
- BENCHMARK: Top of Minnesota Department of Transportation Geodetic Control Monument "6216 B" Elevation = 941.07 feet. (NAVD 88)
- As of the date of this survey the property described hereon contains a total of 58 parking spaces of which 58 are standard spaces and none are handicapped spaces.
- As of the date of this survey there is no observable evidence of current earth moving work, building construction or building additions on the property described hereon.
- As of the date of this survey and according to the City of Shoreview Engineering Department there are no completed or proposed changes in street right-of-way lines. As of the date of this survey there is no observable evidence of recent street or sidewalk construction or repairs that affect the property described hereon.
- As of the date of this survey there is no observable evidence that the property described hereon is being used as a solid waste dump, sump or sanitary landfill.

SPECIAL NOTE:

The plot of SHOREVIEW TARGET ADDITION depicts the North 20 feet of the 80 foot wide easement for public roadway purposes per Document Numbers 2146426 and 2149833 as being vacated per Document Number 2504625. Said Document Number 2504625 is a warranty deed conveying "The North 20 feet of the South 309.79 feet of the West 1035.28 feet of the North 60 acres of the Southwest Quarter of Section 26, Township 30 North, Range 23 West," and does not contain any vacation provision. At the time of this survey we have not received any information or documents related to said purported vacation.

SURVEY ITEMS PER SCHEDULE B:

- ITEM 9: Easement for slopes, cuts and fills over that part of the Land adjoining Lexington Avenue North, in favor of Ramsey County, Minnesota, evidenced by the SLOPE EASEMENT recorded as Document No. 947812 in Book 180, Page 531. Said easement affects the subject property, however is not mathematically defined and is not shown hereon.
- ITEM 10: Terms, conditions, covenants, restrictions, obligations and provisions contained in the GRANT AGREEMENT-CONSTRUCTION GRANT FOR THE LEXINGTON AVE. CONGESTION MITIGATION PROJECT by and between Ramsey County, Minnesota and the Minnesota Department of Employment and Economic Development, dated May 18, 2012, recorded March 26, 2013 as Document No. 4392324. Said terms, conditions, covenants, restrictions, obligations and provisions affect the subject property, however there are no survey related items to depict.
- ITEM 11: Terms and conditions of the access restrictions as contained in the DECLARATION OF RESTRICTIVE COVENANTS, dated September 30, 2013, recorded November 1, 2013, as Document No. 4431359. Said terms and conditions affect the subject property and are depicted hereon.
- ITEM 12: Terms, conditions, covenants, restrictions, obligations, provisions and easement contained in the DRAINAGE AND DETENTION EASEMENT, dated September 30, 2013, recorded November 1, 2013 as Document No. 4431362. Said terms, conditions, covenants, restrictions, obligations, provisions and easement affect the subject property and said easement is depicted hereon.
- ITEM 13: Terms, conditions, covenants, restrictions, obligations, provisions, and easements contained in the DECLARATION OF RESTRICTIVE COVENANTS, dated September 30, 2013, recorded November 1, 2013 as Document No. 4431363. Said terms, conditions, covenants, restrictions, obligations, provisions and easements affect the subject property and said easements are depicted hereon.
- ITEM 14: Easements for drainage and utility purposes as shown on the recorded plat of SHOREVIEW TARGET 2ND ADDITION, recorded as Document No. 4432931. Said easements affect the subject property and are depicted hereon.

CERTIFICATION:

To Kimley-Horn and Associates and First American Title Insurance Company National Commercial Services:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(c), 7(b)(1), 7(c), 8, 9, 11(a), 13, 16, 17, and 18 of Table A thereof. The field work was completed on May 6, 2014.

Date of Plat or Map: May 21, 2014

*Brent R. Peters*  
Brent R. Peters  
Minnesota License No. 44123

FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS	
2803	33	SW	NO.	DATE
		DRAWN BY:	DESCRIPTION	
		PMD		
DRAWING NAME:		CHECKED BY:		
35862-ALTA.dwg		BRP		
JOB NO. 35862				
FILE NO. 5985				

ALTA/ACSM  
LAND TITLE SURVEY

SURVEY FOR:

Kimley - Horn & Associates, Inc.

PROPERTY ADDRESS:

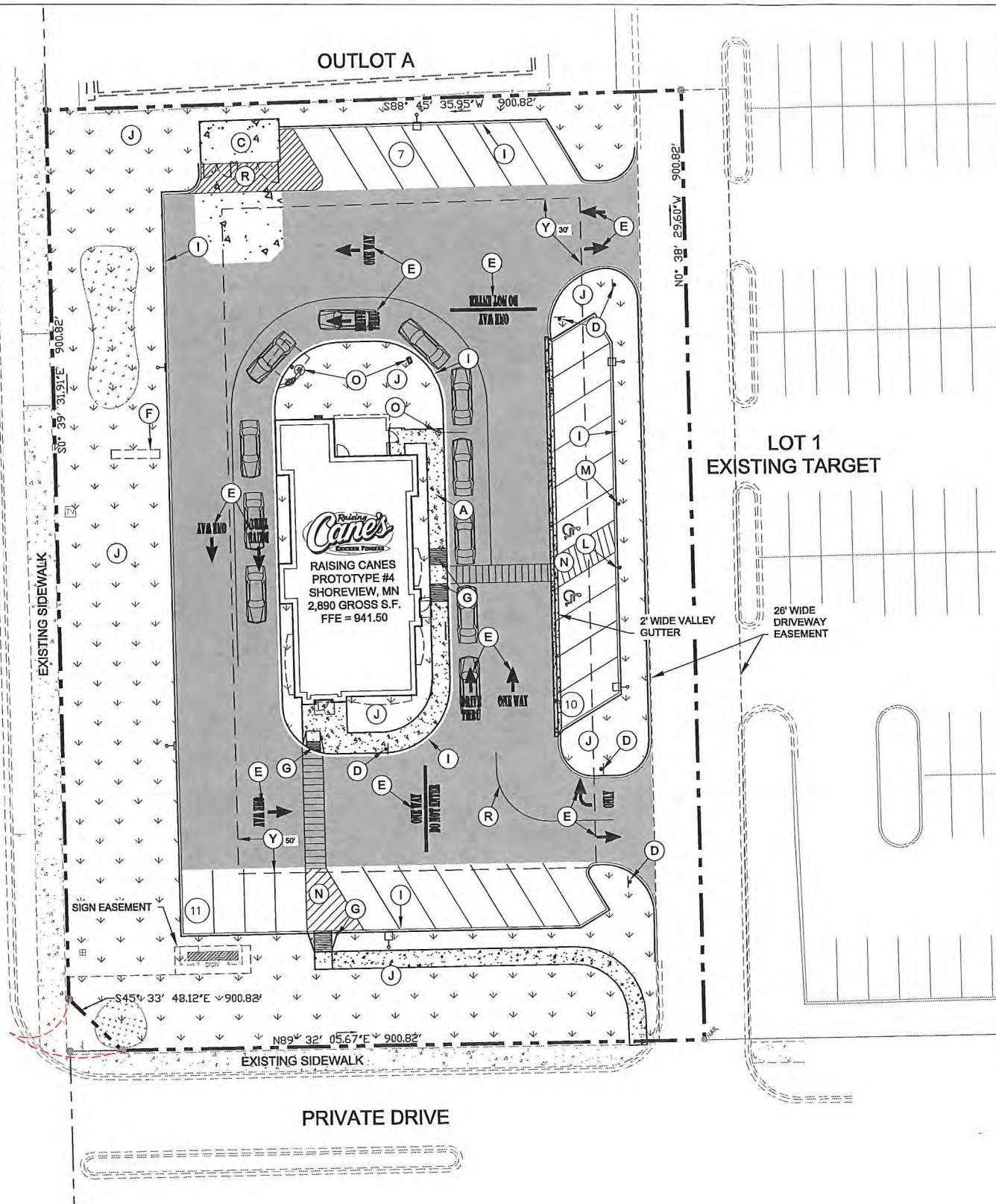
Unassigned Lexington Avenue North  
Shoreview, Minnesota 55126



1229 Tyler Street NE, Suite 100  
Minneapolis, Minnesota 55413  
PHONE: (612) 466-3300  
FAX: (612) 466-3383  
WWW.EFNSURVEY.COM  
COPYRIGHT © 2014 By EGAN, FIELD & NOWAK, INC.



LEXINGTON AVENUE  
NORTH



#### SITE DATA

LOT AREA 1.14± AC  
PRE-DEVELOPMENT IMPERVIOUS AREA 0.77± AC  
POST-DEVELOPMENT IMPERVIOUS AREA 0.70± AC  
NET DECREASE OF 0.07 AC IMPERVIOUS AREA



SCALE: 1" = 20'

#### SITE ANALYSIS TABLE

LOT 2, BLOCK 1 SHOREVIEW TARGET 2ND ADDITION	
EXISTING ZONING	PUD
PROPOSED USE	RESTAURANT W/ DRIVE-THRU
LOT AREA	49,652 SF / 1.14 AC
BUILDING AREA	2,890 SF (5.80%)
IMPERVIOUS (EXC. BLDG)	27,602 SF (55.60%)
PERVIOUS	19,160 SF (38.60%)
TOTAL PARKING	28 SPACES 16 SPACES
ACCESSIBLE	2 SPACES 2 SPACES
STACKING	10 SPACES 6 SPACES
PARKING REQUIRED FOR DRIVE-THRU RESTAURANT IS GREATER OF 1 SPACE PER 180 SQ FT OF GFA	

#### SITE NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/MEP PLANS FOR SITE LIGHTING & ELECTRICAL PLAN.
- REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COSTS SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COSTS SHALL BE INCLUDED IN BASE BID.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY EGAN, FIELD & NOWAK, INC.,
- TOTAL LAND AREA IS 1.14 ACRES.
- NO PROPOSED LANDSCAPING SUCH AS TREES, HEDGES, ABOVE AND UNDERGROUND STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY.
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- IRRIGATION SLEEVES SHALL BE SET 14" BELOW GRADE AT PAVED DRIVEWAYS OR SIDEWALK AREAS.
- FULL PANEL REPLACEMENT REQUIRED FOR ALL PAVEMENT REMOVAL.
- OUTSIDE CURB RADI 10' AND INSIDE 3' UNLESS OTHERWISE NOTED ON PLANS.

#### SITE LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	SETBACK
	PROPOSED CONCRETE CURB
	EXISTING CURB
	EXISTING TREE
	PROPOSED PARKING COUNT
	STANDARD DUTY PAVEMENT. SEE PAVING PLAN FOR DETAILS.
	HEAVY DUTY PAVEMENT. SEE PAVING PLAN FOR DETAILS.
	HEAVY DUTY CONCRETE PAVEMENT. SEE PAVING PLAN FOR DETAILS.
	STANDARD DUTY CONCRETE FOR SIDEWALKS. SEE PAVING PLAN FOR DETAILS.
	LANDSCAPE AREA

#### SITE LEGEND

(A)	CONCRETE SIDEWALK. SEE DETAIL SHEET.
(B)	EXISTING SIGN TO REMAIN.
(C)	DUMPSTER LOCATION. REFER TO ARCHITECTURAL PLANS FOR DETAILS OF SCREENING, GATES, BOLLARDS AND MASONRY.
(D)	SITE DIRECTIONAL SIGN. SEE STRIPING AND SIGNAGE PLAN FOR TYPE.
(E)	DIRECTIONAL PAVEMENT MARKING. SEE DETAIL SHEET.
(F)	PROPOSED MONUMENT SIGN. REFER TO ARCH PLANS.
(G)	BARRIER FREE RAMP. SEE DETAIL SHEET.
(H)	NOT USED.
(I)	TYPE "A" CURB & GUTTER. SEE DETAIL SHEET.
(J)	LANDSCAPE AREA. REFERENCE LANDSCAPE PLANS.
(K)	SITE LIGHTING. REFER TO ARCH/ELECTRICAL PLANS FOR DETAILS.
(L)	ACCESSIBLE PARKING SIGN. SEE DETAIL SHEET.
(M)	ACCESSIBLE VAN PARKING SIGN. SEE DETAIL SHEET.
(N)	ACCESSIBLE ROUTE STRIPING. SEE STRIPING AND SIGNAGE PLAN FOR DETAILS.
(O)	DRIVE THRU MENU BOARD OR "HEADACHE" RACK. REFER TO ARCH. PLANS FOR DETAILS.
(P)	PROPOSED FIRE HYDRANT.
(Q)	SAW CUT LINE. TIE PROPOSED PAVEMENT TO EXISTING PAVEMENT. SEE PAVING & JOINT LAYOUT PLAN FOR DETAILS.
(R)	4" YELLOW PAVEMENT STRIPING.
(S)	NOT USED.
(T)	NOT USED.
(U)	NOT USED.
(V1)	X" STANDARD DUTY PAVEMENT. SEE PAVING & JOINT LAYOUT PLAN.
(V2)	X" HEAVY DUTY PAVEMENT. SEE PAVING & JOINT LAYOUT PLAN.
(V3)	X" HEAVY DUTY CONCRETE PAVEMENT. SEE PAVING & JOINT LAYOUT PLAN.
(W)	EXISTING EDGE OF PAVEMENT / CURB & GUTTER TO REMAIN.
(X)	NOT USED.
(Y)	BUILDING SETBACK.
(Z)	NOT USED.

#### BENCH MARK LIST

VERTICAL DATUM NAVD 88  
BM: TOP OF MINNESOTA DEPARTMENT OF TRANSPORTATION GODETIC CONTROL MONUMENT "6216 B" ELEV. = 941.07



Restaurant Support Office  
6800 Bishop Road, Plano, TX 75024  
Tel: 972-769-3100 Fax: 972-769-3101

Store:  
**RAISING CANE'S  
LOT 2 TARGET  
2ND ADDITION  
SHOREVIEW, MN 55126  
PROTOTYPE 4  
STORE #178**

Professional of Record:



**Kimley»Horn**

2550 UNIVERSITY AVE. WEST, SUITE 238N  
ST. PAUL, MINNESOTA 55114  
TEL. NO. (651) 645-4197  
FAX. NO. (651) 645-5116

Designer's Information:

**CSRS**  
IMAGINE SHAPE DELIVER

6767 Perkins Road Suite 200 Baton Rouge, LA 70808  
Telephone: 225 769-0546 Fax: 225 767-0060  
www.csronline.com

Prototype Issue Date:

Set Control Information: (ARCH use only)

Date:	Description:

#### PERMIT SET

Sheet Revisions:

#	Date:	Description:

Sheet Title:

**SITE PLAN**

Date: 7/28/2014

Project Number: 160749000

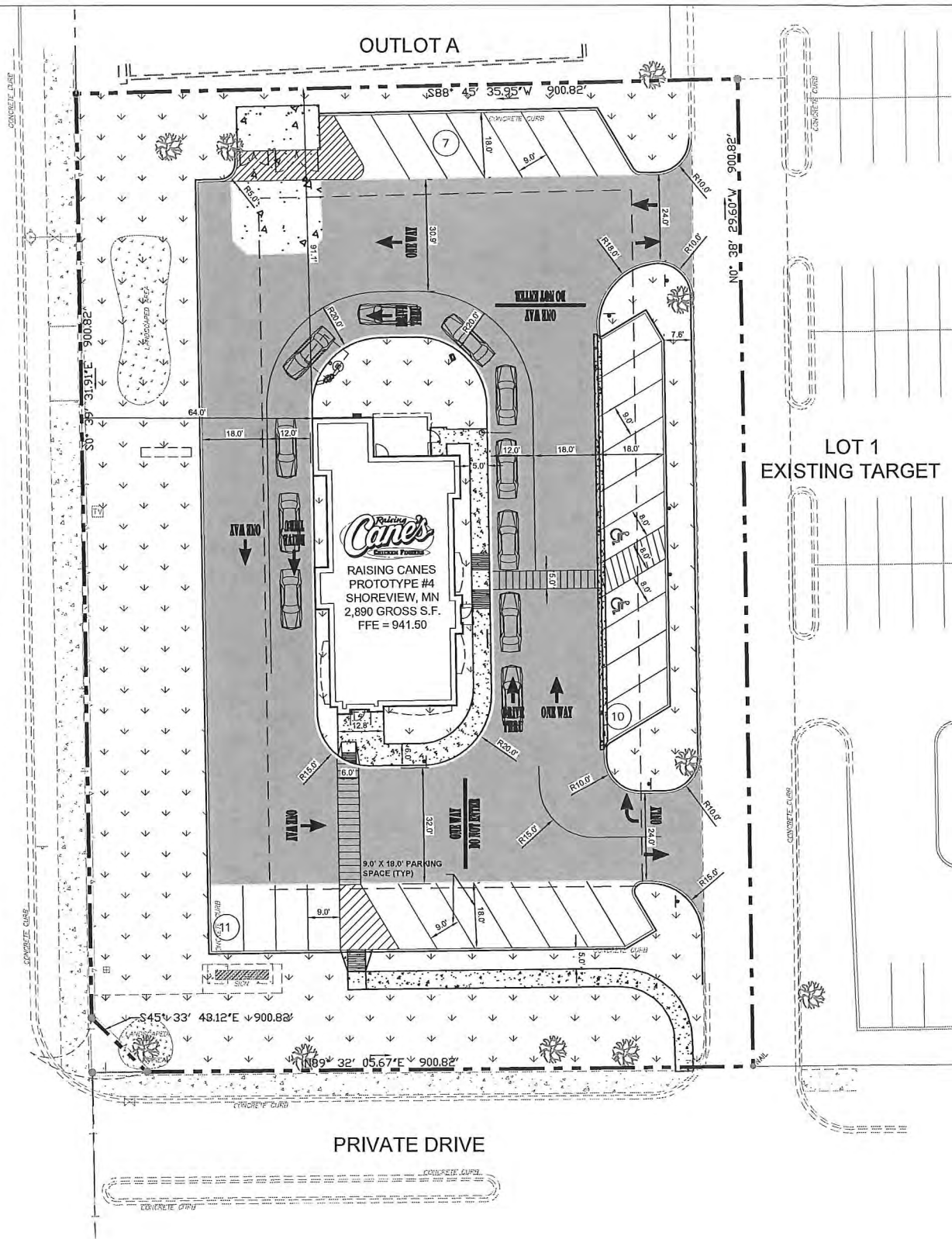
Drawn By: AKK

Sheet Number:

**C4.0**



LEXINGTON AVENUE  
NORTH



SCALE: 1" = 20'

#### SITE LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SETBACK
- PROPOSED CONCRETE CURB
- EXISTING CURB
- EXISTING TREE
- PROPOSED PARKING COUNT
- STANDARD DUTY PAVEMENT. SEE PAVING PLAN FOR DETAILS.
- HEAVY DUTY PAVEMENT. SEE PAVING PLAN FOR DETAILS.
- HEAVY DUTY CONCRETE PAVEMENT. SEE PAVING PLAN FOR DETAILS.
- STANDARD DUTY CONCRETE FOR SIDEWALKS. SEE PAVING PLAN FOR DETAILS.

#### SITE NOTES

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#### BENCH MARK LIST

VERTICAL DATUM NAVD 88  
BM: TOP OF MINNESOTA DEPARTMENT OF TRANSPORTATION GODETIC CONTROL MONUMENT "6215 B" ELEV. = 941.97



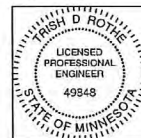
Know what's below.  
Call before you dig.



Restaurant Support Office  
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Prototype Issue Date:

Set Control Information: (ARCH use only)

Date:	Description:

#### PERMIT SET

Sheet Revisions:

#	Date:	Description:

Sheet Title:

**SITE GEOMETRICS  
PLAN**

Date: 7/28/2014

Project Number: 160749000

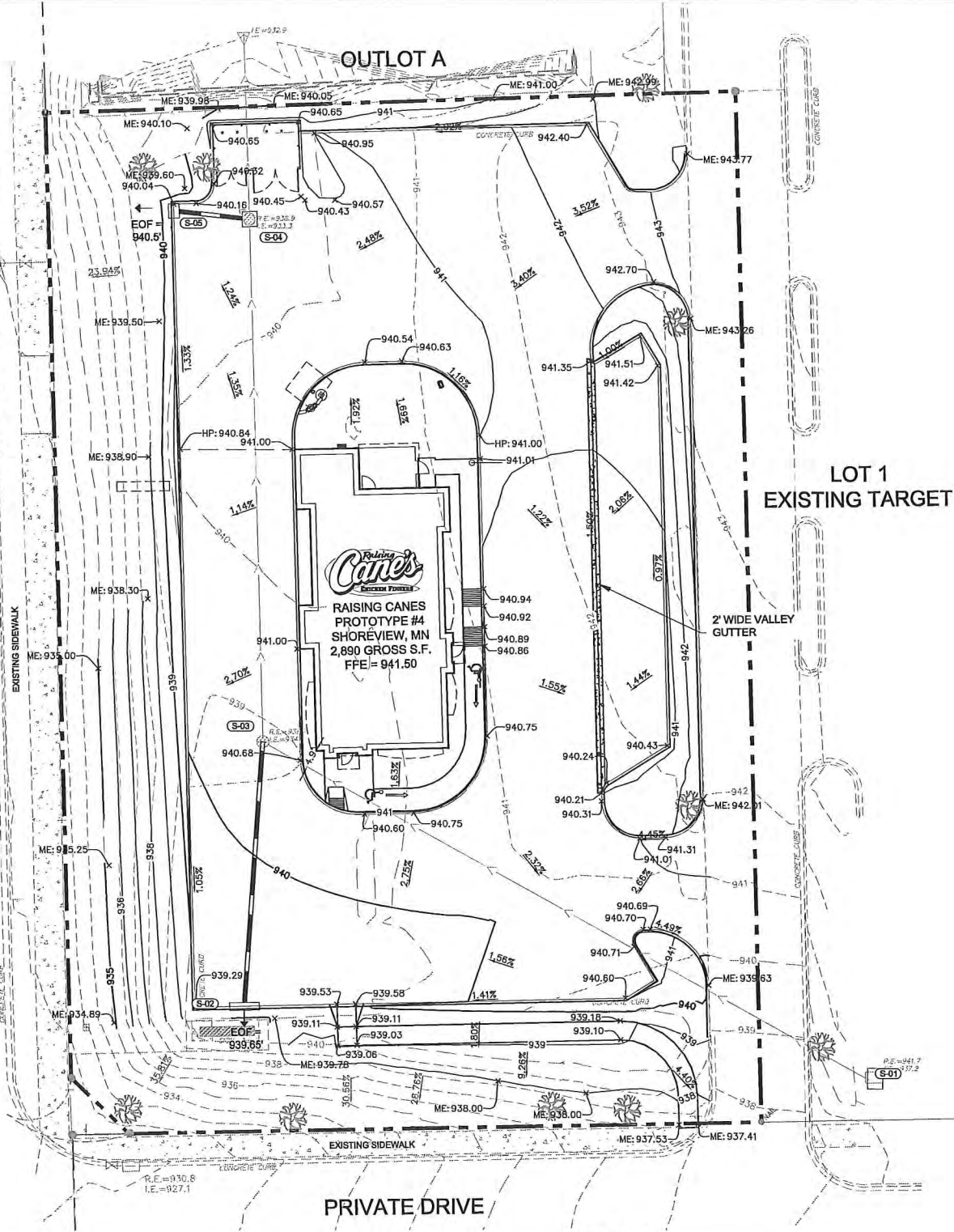
Drawn By: AKK

Sheet Number:

C4.1



LEXINGTON AVENUE  
NORTH



SCALE: 1" = 20'

LEGEND	
	RAISING CANE'S CONTROLLED AREA
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED FLOW ARROW WITH SLOPE
	(ALL SPOT ELEVATIONS TO FLOWLINE UNLESS OTHERWISE NOTED)
	EXISTING STORM SEWER
	PROPOSED STORM INLET
	PROPOSED STORM SEWER
	TOP OF CURB
	MATCH EXISTING ELEVATION
	PROPOSED RIDGE
	ADA ROUTE, MAINTAIN <2% CROSS SLOPES, <5% LONGITUDINAL SLOPES, AND <8% RAMPS.

#### GRADING NOTES

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THESE PLANS AND THE CITY OF SHOREVIEW STANDARDS AND SPECIFICATIONS.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES. MINOR ADJUSTMENTS TO FINISH GRADE TO ACCOMPLISH SPOT DRAINAGE ARE ACCEPTABLE, IF NECESSARY, UPON PRIOR APPROVAL OF ENGINEER. PAVING INSTALLED SHALL "FLUSH OUT" AT ANY JUNCTURE WITH EXISTING PAVING.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
- EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
- ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING FOOTPRINT DIMENSIONS.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND FINAL GEOTECH REPORT FOR BUILDING SUBGRADE PREPARATION REQUIREMENTS.
- CONTRACTOR SHALL ADJUST EXISTING VALVES, MANHOLE RIMS, ETC. AS NECESSARY TO MATCH FINISHED GRADE.
- ALL ELEVATIONS ARE TO FLOWLINE UNLESS NOTED OTHERWISE, TO GET TOP OF CURB ELEVATIONS ADD 6" TO THE ELEVATION SHOWN.
- GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO ADA STANDARDS. SLOPES SHALL NOT EXCEED 5% LONGITUDINAL SLOPE OR 2% CROSS SLOPE. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET AT ANY LOCATION.
- ANY PROPOSED CONTOURS SHOWN ARE APPROXIMATE, PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN THE EVENT OF ANY DISCREPANCIES.
- REFER TO FINAL PLAT FOR LOT DIMENSIONS.
- REFER TO EROSION CONTROL PLAN FOR EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO COMMENCING GRADING OPERATIONS.
- ALL VEGETATION SHALL BE CLEARED AND GRUBBED FOR ALL AREAS TO BE DISTURBED.
- ALL FILL TO BE PLACED SHALL BE IN ACCORDANCE WITH THE CURRENT APPLICABLE GEOTECHNICAL REPORT RECOMMENDATIONS.
- WORK SHALL BE DONE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT NO. XXX.
- FULL PANEL REMOVAL AND REPLACEMENT REQUIRED FOR ALL PAVEMENT AREAS. CONTRACTOR TO FIELD VERIFY LOCATIONS AND ELEVATIONS.
- REFER TO PAVING AND JOINT LAYOUT PLAN FOR CONTROL, EXPANSION, AND CONSTRUCTION JOINT PATTERN.

#### DRAINAGE NOTES

- REFER TO CITY OF SHOREVIEW STANDARD DETAILS FOR CONSTRUCTION OF STORM INLETS AND MANHOLES.
- CONTRACTOR TO VERIFY ALL STORM SEWER FLOW LINES PRIOR TO START OF CONSTRUCTION.

#### GEOTECH NOTE

WORK SHALL BE DONE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT NO.

#### BENCH MARK LIST

VERTICAL DATUM NAVD 88  
BM: TOP OF MINNESOTA DEPARTMENT OF TRANSPORTATION GODETIC CONTROL MONUMENT "6216 B"  
ELEV. = 941.07'

#### SITE DATA

LOT AREA 1.14± AC  
PRE-DEVELOPMENT IMPERVIOUS AREA 0.77± AC  
POST-DEVELOPMENT IMPERVIOUS AREA 0.70± AC  
NET DECREASE OF 0.07 AC IMPERVIOUS AREA

#### DRAINAGE SCHEDULE

STRUCTURE NO.	STRUCTURE TYPE	RIM/GRADE ELEVATION	INVERT ELEVATION IN	PIPE SIZE IN	PIPE SLOPE IN	INVERT ELEVATION OUT	PIPE SIZE OUT	PIPE SLOPE OUT
S-01	EXISTING INLET	941.70				NW 937.20	12"	1.46%
S-02	CURB INLET	939.15				N 935.20	12"	1.00%
S-03	STRUCTURE TO REMAIN - RAISE AND REPLACE CASTING WITH MANHOLE COVER	940.51	S 934.50 SE 934.50	12" 12"	1.00% 1.46%	EX N 934.00	18"	0.51%
S-04	RAISE EXISTING STRUCTURE - REPLACE CASTING WITH MANHOLE COVER	940.29	W 933.80 S 933.30	12" 18"	1.00% 0.51%	EX N 933.30	21"	0.33%
S-05	CURB INLET	940.00				E 934.00	12"	1.00%



#### CAUTION!!

CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.



Restaurant Support Office  
6800 Bishop Road, Plano, TX 75024  
Tel: 972-769-3100 Fax: 972-769-3101

Store:  
**RAISING CANE'S  
LOT 2 TARGET  
2ND ADDITION  
SHOREVIEW, MN 55126  
PROTOTYPE 4  
STORE #178**

Professional of Record:



**Kimley»Horn**

2550 UNIVERSITY AVE. WEST, SUITE 238N  
ST. PAUL, MINNESOTA 55114

TEL. NO. (651) 645-4197  
FAX. NO. (651) 645-5116

Designer's Information:

**CSRS**  
IMAGINE SHAPE DELIVER

6767 Perkins Road Suite 200 Baton Rouge, LA 70808  
Telephone: 225 769-0546 Fax: 225 767-0060  
www.csronline.com

Prototype Issue Date:

Set Control Information: (ARCH use only)

Date:	Description:

#### PERMIT SET

Sheet Revisions:

#	Date:	Description:

Sheet Title:

**GRADING AND  
DRAINAGE PLAN**

Date: 7/28/2014

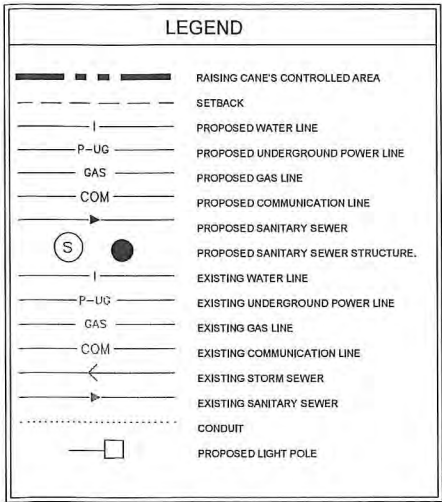
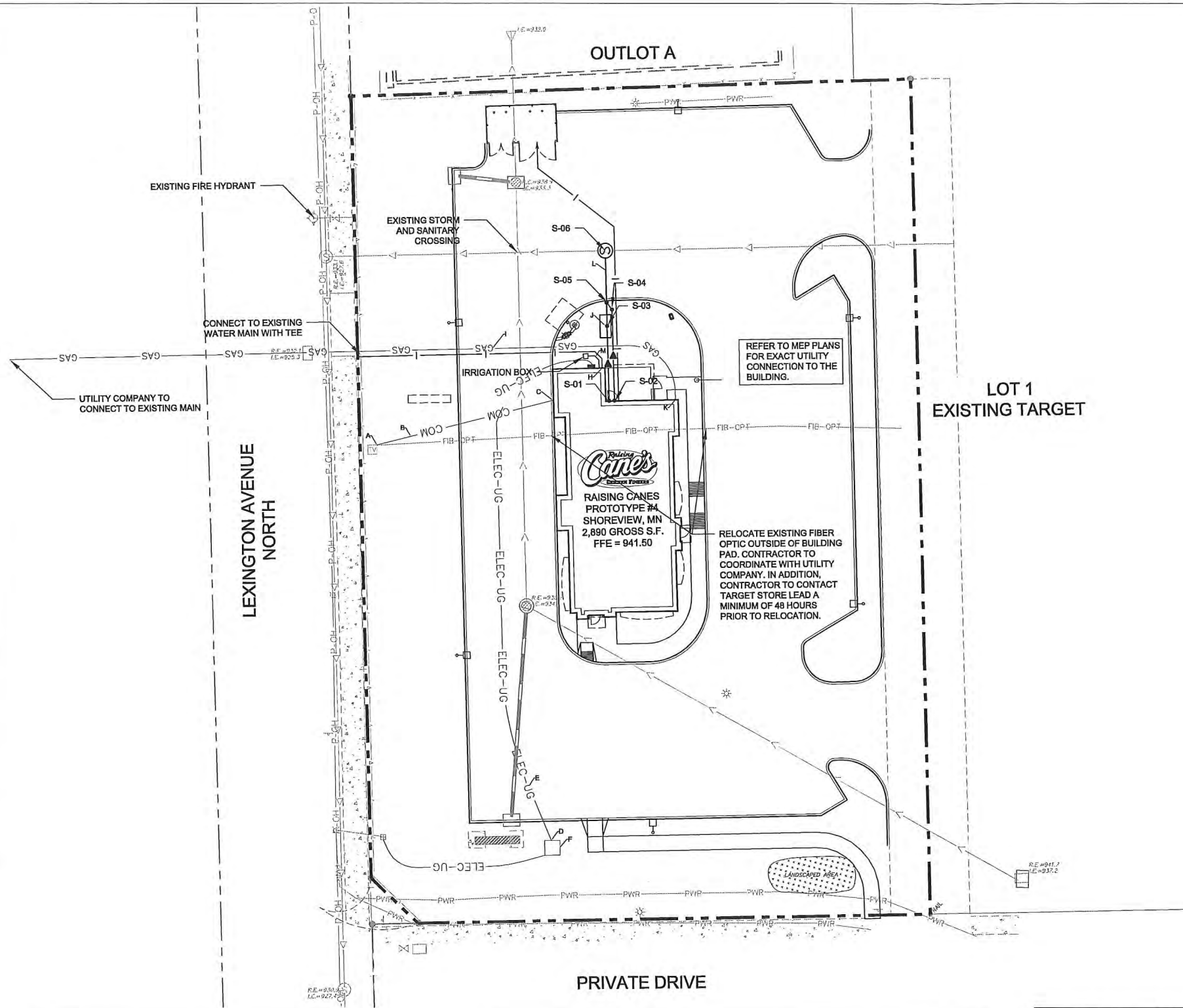
Project Number: 160749000

Drawn By: AKK

Sheet Number:

C5.0





**UTILITY LEGEND**

(A)	BEGIN UNDERGROUND COMMUNICATION CONDUIT AT COMMUNICATION BOX. GENERAL CONTRACTOR TO COORDINATE WITH TELEPHONE COMPANY.
(B)	INSTALL 4" PVC CONDUIT FOR TELEPHONE AND 3" PVC CONDUIT FOR INTERNET PLANS.
(C)	PROPOSED TELEPHONE AND INTERNET ENTRY. REFERENCE ARCHITECTURAL PLANS.
(D)	BEGIN UNDERGROUND ELECTRIC CONDUIT AT TRANSFORMER. CONTRACTOR TO COORDINATE WITH ELECTRIC COMPANY.
(E)	INSTALL 2 EACH 4" PVC FOR ELECTRIC
(F)	PROPOSED TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH ELECTRIC COMPANY.
(G)	PROPOSED ELECTRIC SERVICE ENTRY. REFERENCE ARCHITECTURAL PLANS.
(H)	6" DOMESTIC WATER ENTRY. BACK FLOW PREVENTOR AND WATER METER LOCATED INSIDE BUILDING.
(I)	GAS SERVICE LINE
(J)	GREASE INTERCEPTOR. REFERENCE MEP PLANS.
(K)	GAS ENTRY AND METER LOCATION. REFERENCE ARCHITECTURAL PLANS FOR CONTINUATION (PLUMBING).
(L)	SANITARY SEWER
(M)	1 1/2" IRRIGATION LINE. CONNECT TO IRRIGATION BOX.

- UTILITY NOTES**
- SEE MEP PLANS FOR ALL UTILITY CONNECTIONS INTO BUILDING.
  - REFER TO DETAILS FOR TRENCHING, BEDDING, BACKFILL, AND TRENCH COMPACTION REQUIREMENTS.
  - REFER TO ARCHITECTURE PLANS FOR LOCATION AND SIZING OF SLEEVES FOR FRANCHISE UTILITIES, IRRIGATION, ETC.
  - ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
  - CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
  - SANITARY SEWER PIPE SHALL BE AS FOLLOWS:  
PRIVATE: PVC SDR 35 PER ASTM D 3034 UNLESS SHOREVIEW STANDARDS REQUIRE OTHERWISE
  - WATER LINES SHALL BE AS FOLLOWS:  
PVC DR-18 (C-600) PER ASTM D 2241 WITH POLYWRAPPED CAST IRON FITTINGS OR DUCTILE IRON FITTINGS (CLASS 50)
  - CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY OF SHOREVIEW WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER LINE AND WITH MPCA GUIDELINES FOR UTILITY CROSSINGS.
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO DEFLECT ELECTRIC, GAS, CABLE, AND TELEPHONE CONDUIT AND PIPING AS REQUIRED TO AVOID UTILITY CONFLICTS.
  - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
  - CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY PERMITS, INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CITY CODES AND/OR UTILITY SERVICE COMPANIES.
  - CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS IN REGARDS TO TAPS, HYDRANTS, VALVES, ETC.
  - CONTRACTOR IS RESPONSIBLE FOR PAVEMENT REPLACEMENT REQUIRED FOR ALL UTILITY INSTALLATIONS.
  - WATER TIGHT CONNECTION SHALL BE MADE USING A RESILIENT CONNECTOR "SEAL BOOT" PER ASTM C-923.
  - FULL PANEL REPLACEMENT OF ALL CUT PAVEMENTS IS REQUIRED IN ALL CITY R.O.W. AND EASEMENTS.
  - GATE VALVES SHALL BE RESILIENT SEATED.
  - CONTRACTOR IS RESPONSIBLE FOR PAVEMENT REPLACEMENT REQUIRED FOR ALL UTILITY INSTALLATIONS. FULL PANEL REPLACEMENT OF CUT PAVEMENT IS REQUIRED IN ALL PUBLIC R.O.W. PER CITY OF SHOREVIEW REQUIREMENTS.

**RESPONSIBILITY OF ELECTRICAL UTILITY SERVICE**

	ELECTRIC UTILITY COMPANY	GENERAL CONTRACTOR
PRIMARY CONDUIT TO TRANSFORMER	—	X
PRIMARY CONDUCTORS	X	—
TRANSFORMER PAD	—	X
TRANSFORMER OR POLE	X	—
SECONDARY CONDUIT TO METER	—	X
SECONDARY CONDUCTORS TO METER	—	X
SECONDARY CONDUIT FROM METER TO MAIN PANEL	—	X
SECONDARY CONDUCTORS FROM METER TO MAIN PANEL	—	X

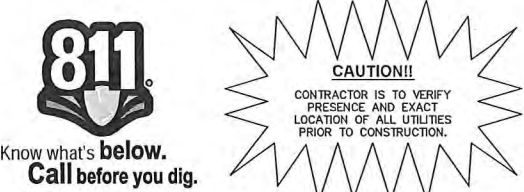
NOTE: IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THIS INFORMATION IMMEDIATELY UPON START OF CONSTRUCTION.

**STRUCTURE TABLE**

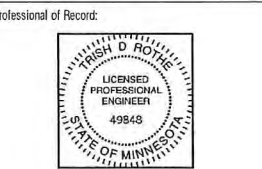
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT
S-01	CLEANOUT RIM: 941.50 INV OUT: 934.50		TO S-03, 6" PVC INV OUT: 934.50 @ 1.00%
S-02	CLEANOUT RIM: 941.50 INV OUT: 934.51		TO S-04, 6" PVC INV OUT: 934.51 @ 1.00%
S-03	GREASE TRAP RIM: 941.24 INV IN: 934.26 INV OUT: 934.16	FROM S-01, 6" PVC INV IN: 934.26 @ 1.00%	TO S-05, 6" PVC INV OUT: 934.16 @ 1.00%
S-04	CLEANOUT RIM: 941.12 INV IN: 934.21 INV OUT: 934.11	FROM S-02, 6" PVC INV IN: 934.21 @ 1.00%	TO S-05, 6" PVC INV OUT: 934.11 @ 1.00%
S-05	WYE RIM: 941.08 INV IN: 934.08 INV IN: 934.08 INV OUT: 933.98	FROM S-03, 6" PVC INV IN: 934.08 @ 1.00% FROM S-04, 6" PVC INV IN: 934.08 @ 1.00%	TO S-06, 6" PVC INV OUT: 933.98 @ 1.00%
S-06	DOGHOUSE MANHOLE RIM: 940.60 INV IN: 933.81	FROM S-05, 6" PVC INV IN: 933.81 @ 1.00%	INV OUT: 928.99

**BENCH MARK LIST**

VERTICAL DATUM NAVD 88
BM: TOP OF MINNESOTA DEPARTMENT OF TRANSPORTATION GODETIC CONTROL MONUMENT "6216 B"
ELEV. = 941.07'



Store:  
**RAISING CANE'S  
LOT 2 TARGET  
2ND ADDITION  
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PROTOTYPE 4  
STORE #178**



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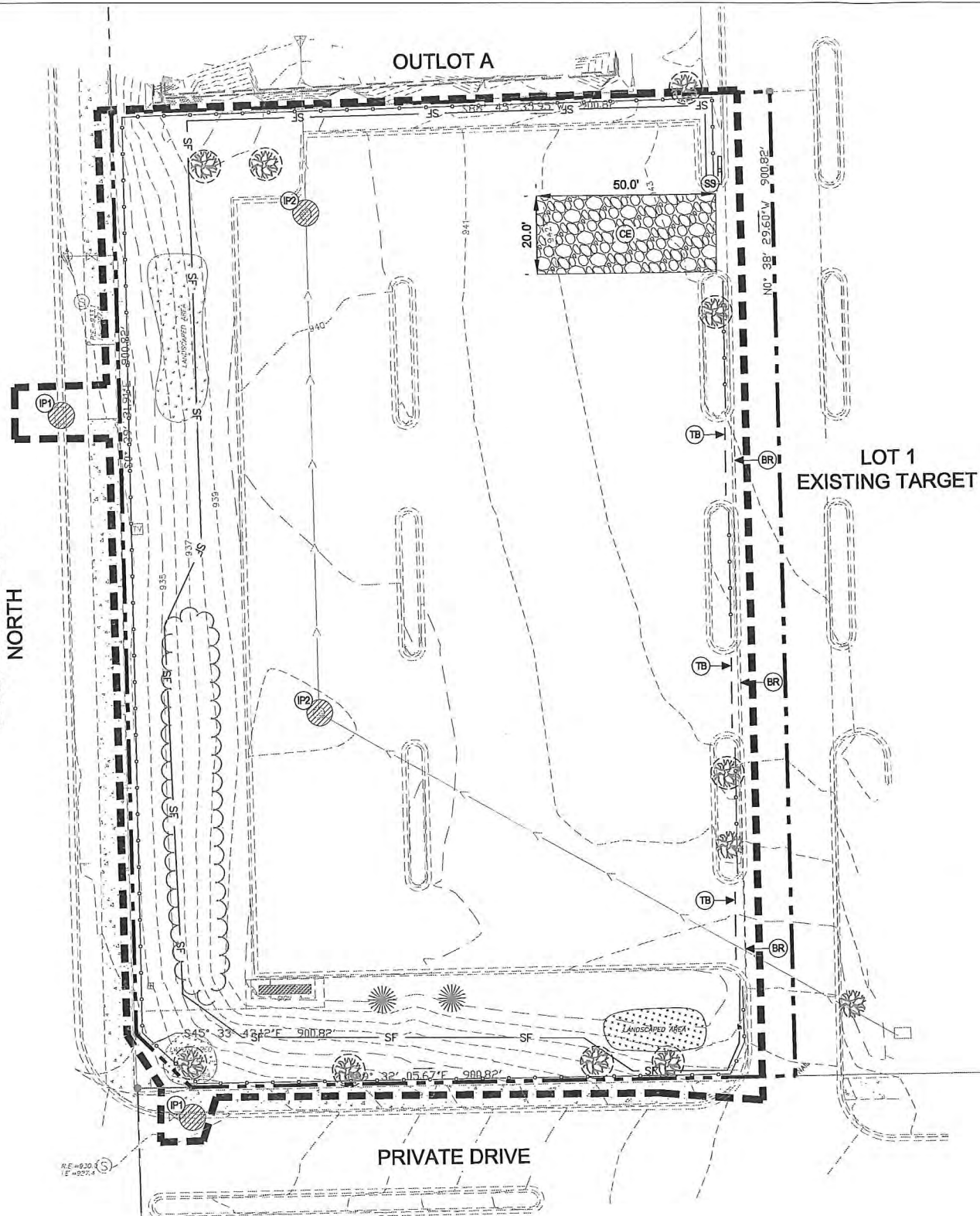
Sheet Title:

Sheet Title: **UTILITY PLAN**

Date:	7/28/2014
Project Number:	160749000
Drawn By:	AKK
Sheet Number:	C7.0



LEXINGTON AVENUE  
NORTH



SITE DATA	
LOT AREA	1.14 AC
LIMITS OF DISTURBANCE	1.13 AC
PRE-DEVELOPMENT IMPERVIOUS AREA	.77 AC
POST DEVELOPMENT IMPERVIOUS AREA	.70 AC



SCALE: 1" = 20'

LEGEND	
	LIMITS OF DISTURBANCE
	PROPERTY LINE
	EXISTING CONTOUR
	EXISTING STORM SEWER
	EXISTING STORM INLET
	PROPOSED SILT FENCE. SEE DETAIL SHEET.
	PROPOSED CONSTRUCTION FENCE. SEE DETAIL SHEET.
	PROPOSED CONSTRUCTION EXIT. SEE DETAIL SHEET.
	PROPOSED CURB INLET PROTECTION. SEE DETAIL SHEET.
	PROPOSED GRATE INLET PROTECTION. SEE DETAIL SHEET.
	TEMPORARY BARRICADE. SEE NOTE 17.
	PROPOSED BIOTROLL. SEE DETAIL SHEET.
	TREE PROTECTION
	SWPPP SIGN

#### EROSION CONTROL NOTES

- CONTRACTOR IS SOLELY RESPONSIBLE FOR SELECTION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS - CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
- CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT ON ORIGINAL SWPPP OR NOT) DIRECTLY ON THE SITE MAP.
- DRAINAGE PATTERNS ARE SHOWN ON THIS PLAN BY PROPOSED AND EXISTING CONTOURS.
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- BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
- SANITARY SEWER EFFLUENT IS DISPOSED OF VIA AN ONSITE SEWER SYSTEM CONNECTED TO A MUNICIPAL SEWER SYSTEM.
- CONTRACTOR TO PROVIDE INLET PROTECTION IN PUBLIC ROW ONLY DURING EARTH MOVING ACTIVITIES. CONTRACTOR TO ENSURE PONDING DOES NOT OCCUR IN PUBLIC ROW OR ON ADJACENT PROPERTIES AT ANY TIME DURING CONSTRUCTION.
- THERE ARE NO ON-SITE OR ADJACENT WETLANDS OR SURFACE WATERS PRESENT ON THIS PROJECT.
- CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, THE CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PARKING LOT CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE INLET PROTECTION FOR ANY AFFECTED INLETS DOWNSTREAM OF THE PROPOSED IMPROVEMENTS, IF NEEDED.
- THE NATURE OF THIS SITE'S CONSTRUCTION CONSISTS OF CLEARING & SITE PREPARATION, EARTHWORK, PAVING, AND LANDSCAPING.
- SEDIMENTATION BASIN: NEITHER A TEMPORARY NOR PERMANENT SEDIMENTATION BASIN HAS BEEN PROVIDED ON THIS SITE BECAUSE THE SITE IS LESS THAN 10 ACRES IN AREA.
- POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING AND LANDSCAPING.
- DISTURBED PORTIONS OF SITE MUST BE STABILIZED. STABILIZATION PRACTICES MUST BE INITIATED WITHIN 14 DAYS IN PORTIONS OF THE SITE WHERE CONSTRUCTION HAS BEEN EITHER TEMPORARILY OR PERMANENTLY CEASED, UNLESS EXCEPTED WITHIN THE NDEQ PERMIT. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF STABILIZATION.
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- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ERECTING AND MAINTAINING BARRICADES AND OTHER TRAFFIC CONTROL DEVICES AS NECESSARY AROUND THE PERIMETER AND ADJACENT TO PUBLIC STREETS. TEMPORARY BARRICADES SHOULD BE PROVIDED AT ALL EXITS WITHOUT A STONE CONSTRUCTION EXIT.

#### BENCH MARK LIST

VERTICAL DATUM NAVD 88  
BM: TOP OF MINNESOTA DEPARTMENT OF TRANSPORTATION GODETIC CONTROL MONUMENT "E216 B" ELEV. = 941.07'



Restaurant Support Office  
6800 Bishop Road, Plano, TX 75024  
Tel: 972-769-3100 Fax: 972-769-3101

Store:  
**RAISING CANE'S  
LOT 2 TARGET  
2ND ADDITION  
SHOREVIEW, MN 55126  
PROTOTYPE 4  
STORE #178**

Professional of Record:



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Sheet Revisions:

#	Date:	Description:

Sheet Title:

**PHASE 1 EROSION  
CONTROL PLAN**

Date: 7/28/2014

Project Number: 160749000

Drawn By: AKK

Sheet Number:

C8.0



LEXINGTON AVENUE  
NORTH

OUTLOT A

LOT 1  
EXISTING TARGET

PRIVATE DRIVE

SITE DATA

LOT AREA	1.14 AC
LIMITS OF DISTURBANCE	1.13 AC
PRE-DEVELOPMENT IMPERVIOUS AREA	.77 AC
POST DEVELOPMENT IMPERVIOUS AREA	.70 AC

RAISING CANES  
PROTOTYPE #4  
SHOREVIEW, MN  
2,890 GROSS S.F.  
FFE = 941.50



SCALE: 1" = 20'

LEGEND

	LIMITS OF DISTURBANCE
	PROPERTY LINE
	EXISTING CONTOUR
	EXISTING STORM SEWER
	EXISTING STORM INLET
	PROPOSED SILT FENCE. SEE DETAIL SHEET.
	PROPOSED CONSTRUCTION FENCE. SEE DETAIL SHEET.
	PROPOSED CONSTRUCTION EXT. SEE DETAIL SHEET.
	PROPOSED CURB INLET PROTECTION. SEE DETAIL SHEET.
	PROPOSED GRATE INLET PROTECTION. SEE DETAIL SHEET.
	TEMPORARY BARRICADE. SEE NOTE 17.
	PROPOSED BIOROLL. SEE DETAIL SHEET.
	PROPOSED STORM SEWER
	PROPOSED STORM INLET
	PERMANENT LANDSCAPE STABILIZATION. REFER TO LANDSCAPE PLAN
	SWPPP SIGN

EROSION CONTROL NOTES

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BENCH MARK LIST

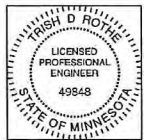
VERTICAL DATUM NAVD 88  
BM: TOP OF MINNESOTA DEPARTMENT OF TRANSPORTATION GODETIC CONTROL MONUMENT "6216 B" ELEV. = 941.07



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Sheet Revisions:

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Sheet Title:

**PHASE 2 EROSION  
CONTROL PLAN**

Date: 7/28/2014

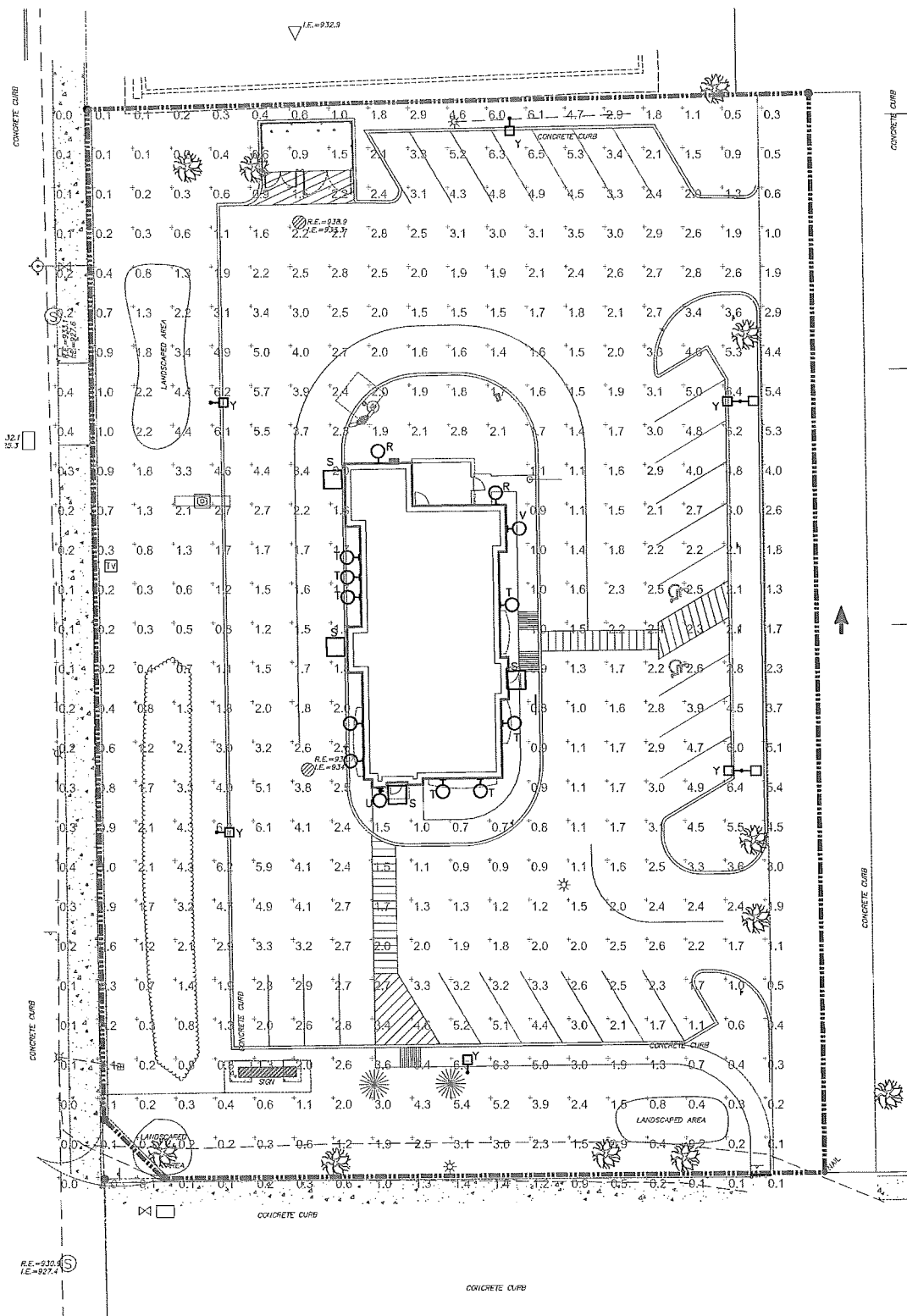
Project Number: 160749000

Drawn By: AKK

Sheet Number:

C9.0



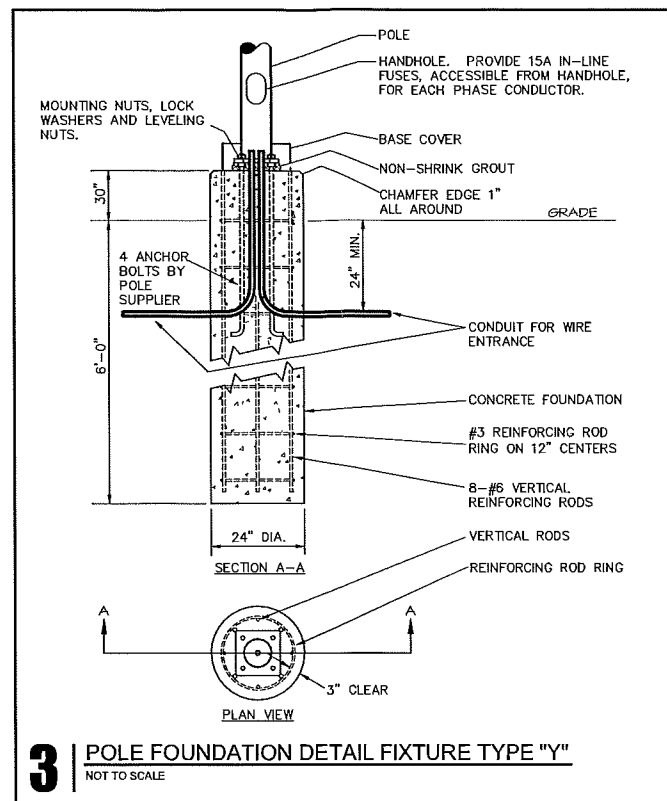


## 1 SITE LIGHTING PLAN

1" = 20'-0"

## 2 LIGHTING FIXTURE

R	MANUF/NUMBER:	LITHONIA/TWH-150M-120
	VOLTAGE:	120
	FINISH:	BLACK
	LAMP:	QUANTITY- 1 WATTS- 150 TYPE- METAL HALIDE
	REMARKS:	HID WALL PACK WITH DIE CAST ALUMINUM HOUSING, SPECULAR REFLECTOR AND BOROSILICATE GLASS REFRACTOR. FIXTURE SHALL BE LISTED FOR WET LOCATIONS.
S	MANUF/NUMBER:	LITHONIA/AF-132-B-AR-MVOLT
	VOLTAGE:	120/277
	FINISH:	CLEAR
	LAMP:	QUANTITY- 1 WATTS- 32 TYPE- 32WTRT
	REMARKS:	8" HORIZONTALLY LAMPED RECESSED DOWN LIGHT WITH CLEAR REFLECTOR. LISTED FOR EXTERIOR USE AND WET LOCATIONS. FIXTURE TO BE PROVIDED BY AWNING SUPPLIER.
T	MANUF/NUMBER:	LITHONIA/WST-42TRT-MD-120-DBLB-LPI
	VOLTAGE:	120
	FINISH:	BLACK
	LAMP:	QUANTITY- 1 WATTS- 42 TYPE- TRIPLE TUBE
	REMARKS:	TRAPAZOIDAL DIE CAST ALUMINUM WALL PACK WITH FULLY GASKETED DOOR. FIXTURE SHALL BE LISTED FOR WET LOCATIONS.
U	MANUF/NUMBER:	LBL LIGHTING/ PW-100-S-R-C-226-1-HE-W/120-S-T
	VOLTAGE:	120
	FINISH:	SILVER/BRUSHED SS
	LAMP:	QUANTITY- 2 WATTS- 26 TYPE- TRIPLE TUBE
	REMARKS:	DECORATIVE WALL SCONCE WITH BRUSHED STAINLESS STEEL FACE PLATE.
V	MANUF/NUMBER:	HI-LITE MFG/H-181-14-96-B2-96/LARN-96/35MH-BCM-M
	VOLTAGE:	120/208
	FINISH:	GALVANIZED METAL
	LAMP:	QUANTITY- 1 WATTS- 100 TYPE- INCANDESCENT
	REMARKS:	GOOSENECK BUILDING SIGN FIXTURE WITH CANOPY MOUNTED BALLAST. FIXTURE SHALL BE LISTED FOR 100W MAX LAMP WATTAGE.
Y	MANUF/NUMBER:	JUNO/CS4B-400MH-QT-DS330-SS00W30-D1-FF-BK-LAB
	VOLTAGE:	208
	FINISH:	DARK BRONZE
	LAMP:	QUANTITY- 1 WATTS- 400 TYPE- METAL HALIDE, PHILLIPS CMD330 ALL START OR EQUAL SQUARE, HORIZONTALLY LAMPED POLE MOUNTED FIXTURE WITH SEGMENTED ALUMINUM OPTICS AND HOUSE SIDE SHIELD. 30' TALL SQUARE STRAIGHT STEEL POLE, JUNO DS330-S600W30-D1-FF-BK-LAB.



## 3 POLE FOUNDATION DETAIL FIXTURE TYPE "Y"

NOT TO SCALE

MAXIMUM FOOTCANDLES: 6.5fc  
AVERAGE FOOTCANDLES: 2.1fc  
MAX HEIGHT OF LUMINAIRE ON POLE: 30'

## 4 PHOTOMETRIC DATA



Restaurant Support Office  
6800 Bishop Road, Plano, TX 75024  
Tel: 972-769-3100 Fax: 972-769-3101

Prototype Issue Date:

Store:

**Raising Cane's**  
**3775 Lexington Ave N**  
**Shoreview, MN 55126**  
**Prototype 4**  
**Store #178**

Professional of Record:

Designer's Information:

**CSRS**  
IMAGINE SHAPE DELIVER

6767 Perkins Road Suite 200 Baton Rouge, LA 70808  
Telephone: 225 769-0546 Fax: 225 767-0060  
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Sheet Revisions: (sheet specific per Designer)

#	Date:	Description:

Sheet Title:

## SITE LIGHTING PLAN

Date: July 24, 2014

Project Number: 214001.30.004

Drawn By: VMT

Sheet Number:



8417 Kellwood Avenue  
Baton Rouge, Louisiana 70805  
Phone: 225/926-5600  
Fax: 225/926-5620

L1









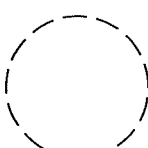
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**FLOOR PLAN**

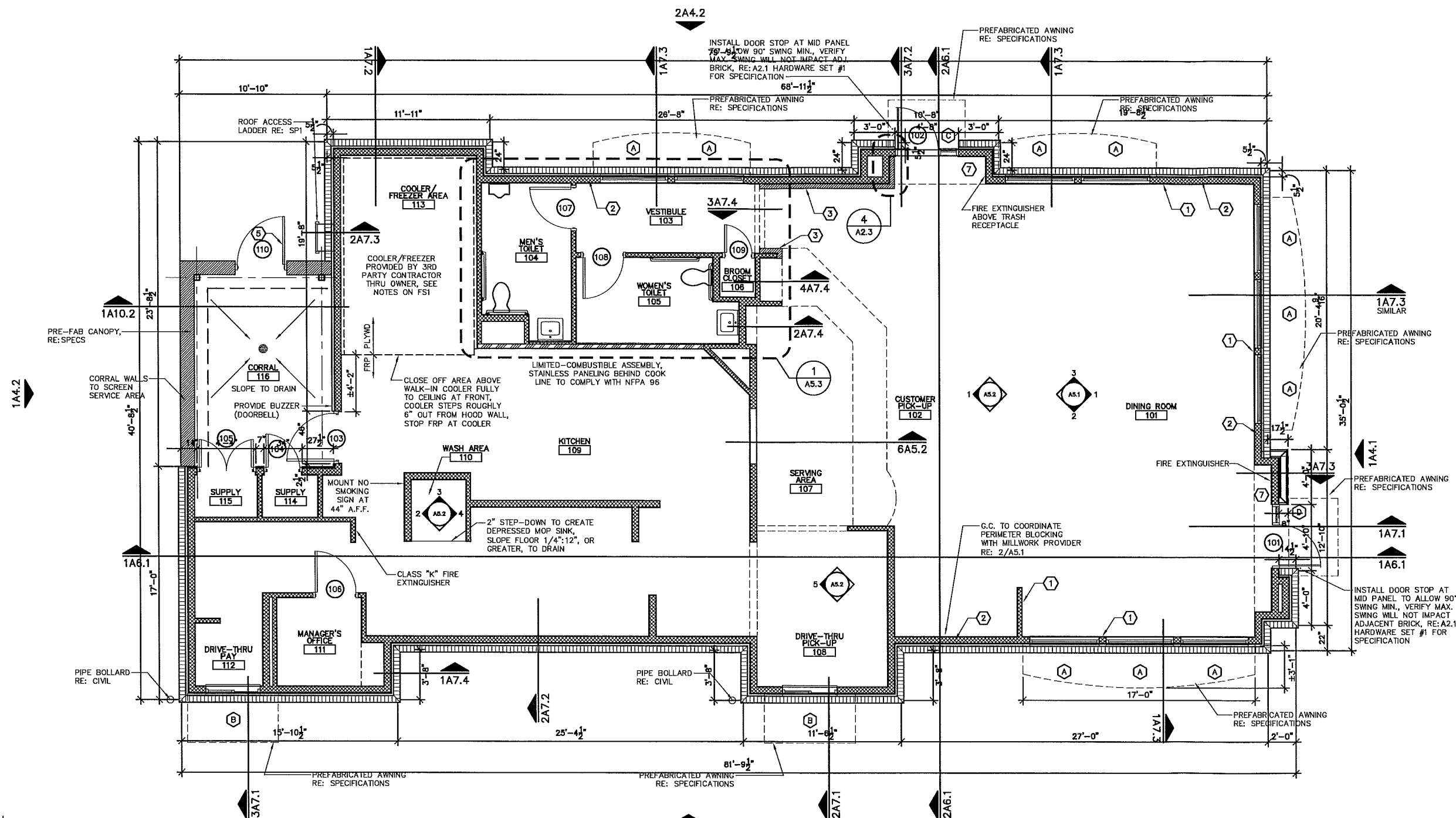
Date: July 24, 2014

Project Number: 214001.30.004

Drawn By: YGM

Sheet Number:

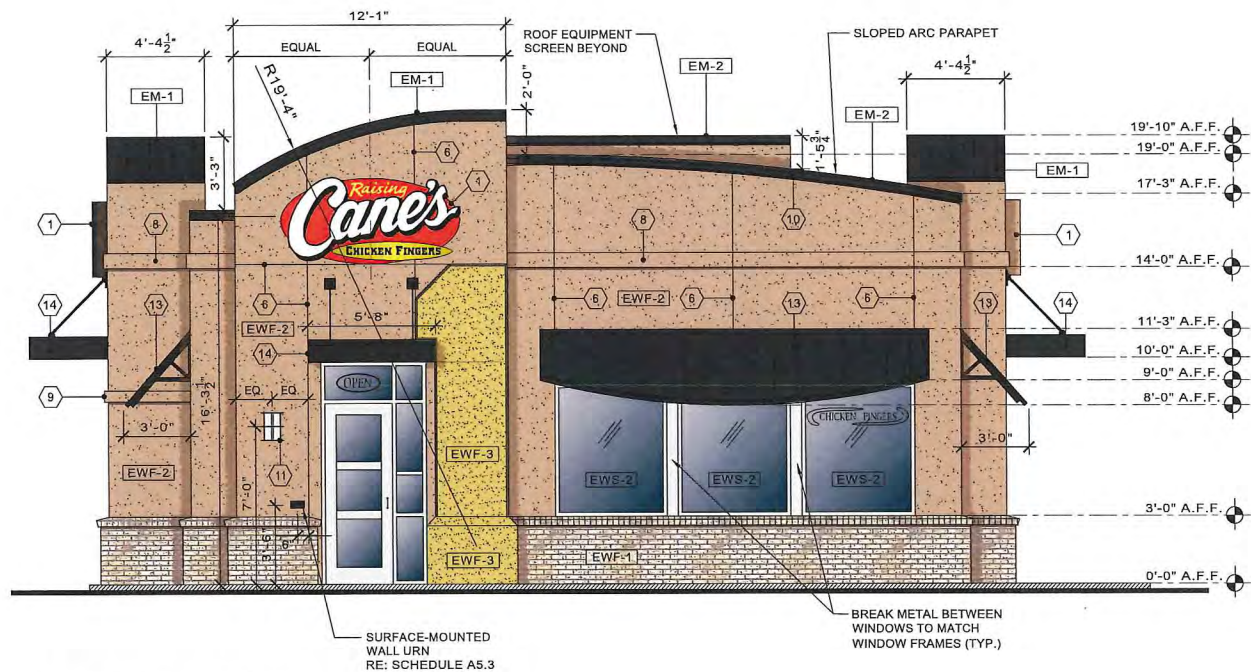
**A01.1**



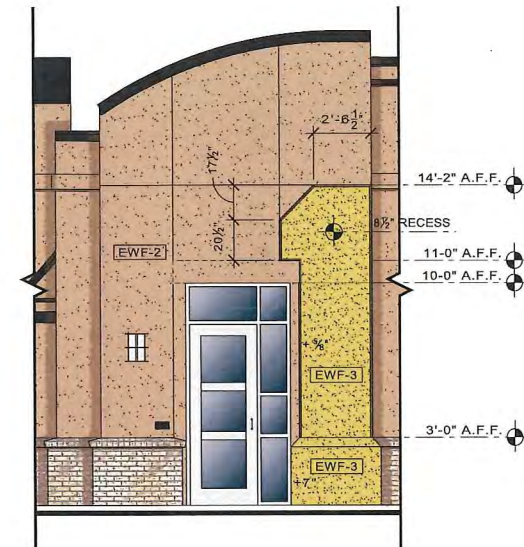
**1 FLOOR PLAN**  
1/4" = 1'-0"  
1A1.1

KEY NOTES		FIRE EXTINGUISHERS	SYMBOL LEGEND	WALL LEGEND	GENERAL NOTES	
MARK	DESCRIPTION	HAND OPERATED FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 10 AND 96. LOCATIONS TO BE DETERMINED BY FIRE MARSHAL'S OFFICE  1. KITCHEN: SUPPLY & INSTALL ONE (1) 6LB 40 BC, CLASS "K"  2. DINING: SUPPLY & INSTALL TWO (2) 5LB 2A10 BC	<div></div> WINDOW DESIGNATION <div></div> KEY NOTE <div></div> DOOR DESIGNATION <div></div> ROOM NAME & NUMBER <div></div> ELEV. OR SECTION DESIGNATION <div></div> INTERIOR ELEVATION MARK	<div></div> EXTERIOR WALL: 2X6 WOOD STUDS @ 16" O.C. W/ 5/8" CDX PLYWOOD SHEATHING ON EXTERIOR SIDE & 5/8" G.W.B. ON INTERIOR SIDE(*). BRICK WAINSCOT TO 36" A.F.F. WITH STUCCO FINISH ABOVE TO PARAPET. REFER TO WALL SECTIONS & ELEVATIONS. PROVIDE 2X6 BLOCKING BETWEEN STUDS AT ALL PLYWOOD BUTT JOINTS. INSTALL PLYWOOD SHEATHING WITH STAGGERED JOINTS (*PLYWOOD BACKING IN LIEU OF G.W.B. WHERE INDICATED, RE: BACKING NOTE). <div></div> EXTERIOR WALL: 2X6 WOOD STUDS @ 16" O.C. W/ 5/8" GYP. BD., INT. SIDE. 7/8" STUCCO ON GALV. METAL LATH, ON 5/8" CDX PLYWOOD SHEATHING EXT. SIDE. PROVIDE 2X6 BLOCKING BETWEEN STUDS AT ALL PLYWOOD BUTT JOINTS. INSTALL PLYWOOD SHEATHING WITH STAGGERED JOINTS	<div></div> INTERIOR WALL: WOOD STUDS @ 16" O.C. W/ 5/8" GYP. BD. EA. SIDE. ALL INTERIOR WALLS ARE 2X4 EXCEPT PLUMBING WALLS (2X6). U.O.N. (PLYWOOD BACKING IN LIEU OF G.W.B. WHERE INDICATED, RE: BACKING NOTE). <div></div> METAL STUD (20 GA.) PARTITION WALL: 3.625" METAL STUDS @ 16" O.C. SECURE TO METAL TOP TRACK AT UNDERSIDE OF ROOF TRUSSES. SHEATH WALL FROM FLOOR TO 18" ABOVE HOOD WITH 1/2" THICK DUROCK BRAND CEMENT BOARD ON KITCHEN SIDE AND ON OPPOSITE SIDE PROVIDE EITHER 5/8" TYPE-X GYPSUM BOARD OR FIRE RATED PLYWOOD (±5/8"). STAINLESS STEEL SHEETING ON KITCHEN SIDE AS SCHEDULED. FILL WALL CAVITY WITH 3" THERMAFIBER MINERAL WOOL FROM FLOOR TO 18" ABOVE HOOD AND 18" ON SIDES OF HOOD MINIMUM.	<ol style="list-style-type: none"><li>ALL KITCHEN AREA &amp; WET WALLS TO HAVE DUROCK BRAND CEMENT BOARD FROM F.F. TO 8" A.F.F. W/ 1/2" PLYWOOD ABOVE. FINISH AS SCHEDULED.</li><li>REFER TO SHEET FS1 FOR ADDITIONAL OWNER PROVIDED MILLWORK, INSTALLED BY GENERAL CONTRACTOR.</li><li>ALL EXTERIOR LANDINGS TO BE FLUSH WITH FINISH FLOOR, TYPICAL.</li><li>PROVIDE BRAILLE &amp; RAISED LETTERING EXIT SIGNAGE AS PER 4.30.4 DF ADAAG @ ALL EXIT DOORS (DOORS 101, 102, &amp; 103).</li></ol>
	MILLWORK PROVIDED & INSTALLED BY THIRD PARTY MILLWORK CONTRACTOR					
	2X6 WOOD STUD WALL W/ 5/8" G.W.B. ON INTERIOR SIDE					
	INT. BRICK VENEER SECURED TO ±1" BACKER BOARD WITH CORRUGATED GALVANIZED BRICK TIES @ 16" O.C.E.W.					
	WOOD FENCE PAINTED TO MATCH STUCCO RE: CIVIL					
	HOLLOW METAL DOOR MOUNTED TO GALVANIZED POST.					
	STEEL COLUMN RE: STRUCTURAL					
	PERMANENT 93 OCCUPANCY & NO SMOKING SIGNS, INSTALL NO SMOKING SIGN BELOW OCCUPANCY SIGN					
		<b>PLYWOOD BACKING NOTE:</b>  THE FOLLOWING ROOMS SHALL HAVE 1/2" DUROCK BRAND CEMENT BOARD FROM F.F. TO 8" A.F.F. WITH 1/2" CDX PLYWOOD ABOVE IN LIEU OF G.W.B. (ON INTERIOR SIDE) EXCEPT AT HOOD. F.R.P. FINISH AS SCHEDULED: R108-R115 DUROCK BRAND CEMENT BOARD SHALL BE CONTINUOUS BEHIND ENTIRE LENGTH OF HOOD FROM FINISH FLOOR TO 18" ABOVE SUSPENDED CEILING AND 18" ON EACH SIDE OF HOOD.				

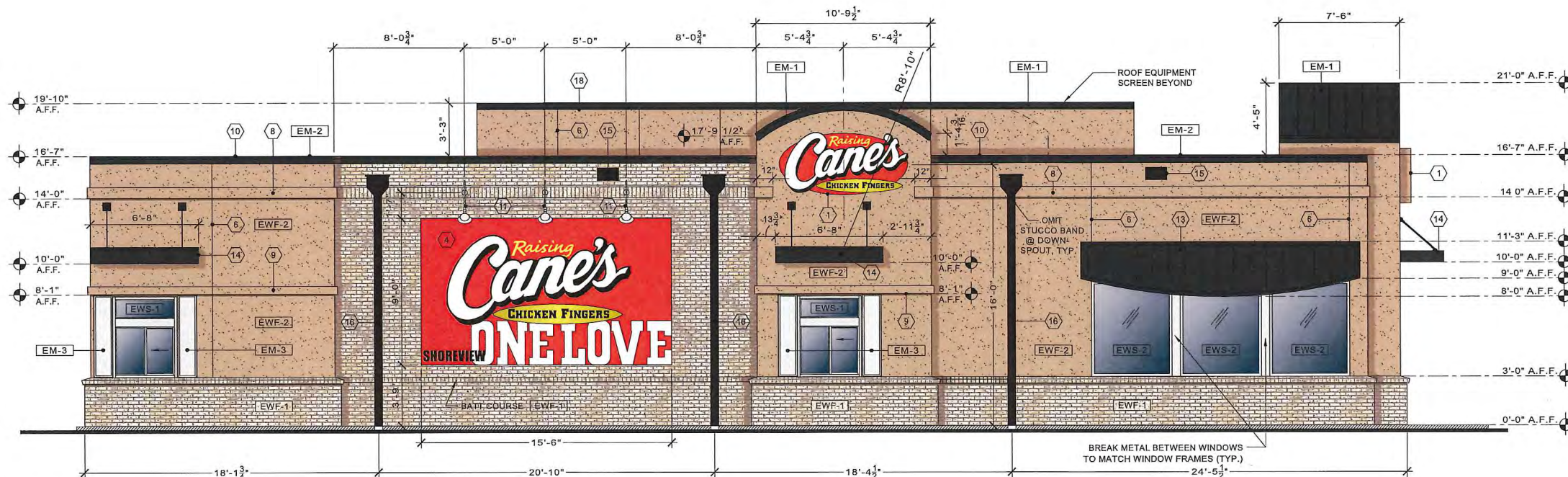




**01** | FRONT ELEVATION  
1/4" = 1'-0"  
01:A4.1



**02** | FRONT TOWER PROFILE  
1/4" = 1'-0"  
02:A4.1



**03** | SIDE ELEVATION  
1/4" = 1'-0"  
03:A4.1

KEY NOTES	
MARK	DESCRIPTION
1	SIGN, BY OWNER. PROVIDE BLOCKING AS REQ'D. (MAIN SIGN: 4'-0"x8'-0" OVAL)
2	FLAG, BY OWNER, (TYPICAL). PROVIDE BLOCKING AS REQ'D. INSTALLED BY G.C. RE: 09:A8.1
3	BANNER SIGN & MOUNTING BRACKETS, BY OWNER. PROVIDE BLOCKING AS REQ'D (4'-6"x8'-0")
4	PAINTED MURAL, BY OWNER
5	METAL ART BY OWNER. INSTALLED BY G.C. PROVIDE BLOCKING AS REQ'D.
6	CONTROL JOINT
7	2" WIDE STUCCO REVEAL (1/4" DEEP)
8	8" STUCCO BAND
9	6" STUCCO BAND
10	NEON CHANNEL & NEON BY OWNER
11	EXTERIOR LIGHTING, RE: ELECTRICAL
12	ELECTRICAL CABINETS, PAINT TO MATCH STUCCO (PT-8). COORDINATE EXACT REQUIREMENTS WITH ELEC. SUB-CONTR.
13	PREFABRICATED METAL CANOPY
14	PREFABRICATED METAL AWNING
15	OVER FLOW SCUPPER COLOR: MATTE BLACK
16	ROOF SCUPPER AND DOWN SPOUTS COLOR: MATTE BLACK, OMIT STUCCO BAND @ DOWN SPOUT COLOR, (RE: 05:A10.2)
17	METAL ROOF, GUTTER & DOWN SPOUT COLOR MATTE BLACK
18	ROOF SCREEN
19	ROOF ACCESS LADDER LOCATED WITHIN RISER CLOSET RE: SP3. PROVIDE ALL REQ'D. BLOCKING FOR INSTALLATION.
20	GAS METER & PIPING, PAINT TO MATCH STUCCO (PT-8)
21	COMBUSTION AIR LOUVERS, PROVIDE INSECT SCREENS, PAINT TO MATCH STUCCO (RE: MECHANICAL) (PT-10)
22	WALK-IN COOLER/FREEZER BY OWNER (CONCRETE PAD & FLASHING BY G.C.) PAINT TO MATCH STUCCO, INCLUDING ALL EXPOSED PIPING

EXTERIOR MATERIALS	
MARK	DESCRIPTION
EM-1	STANDING SEAM METAL ROOF GALVANIZED STEEL SHEET W/ KYNAR FINISH (24 GA.) STANDARD COLOR (MATTE BLACK).
EM-2	METAL CAP FLASHING GALVANIZED STEEL SHEET W/ KYNAR FINISH (24 GA.) STANDARD COLOR (MATTE BLACK).
EM-3	STAINLESS STEEL COVER PANEL FASTENED TO WALL W/ STAINLESS STEEL SEAT AND SCREWS PROVIDED BY OWNER INSTALLED BY G.C.

EXTERIOR WINDOW SYSTEMS	
MARK	DESCRIPTION
EWS-1	DRIVE THROUGH WINDOW
EWS-2	4 1/2" ALUM. STOREFRONT KAWNEER TRIFAB 451 II ANODIZED, TYP. U.N.O.

EXTERIOR WALL FINISHES	
MARK	DESCRIPTION
EWF-1	FACE BRICK
EWF-2	7/8" STUCCO FINISH ON SELF FURRING GALV. METAL LATH W/ FRY REGLET CORNERS, MOLDING & TRIM AS REQUIRED (RE: SPECIFICATIONS)
EWF-3	7/8" STUCCO FINISH ON SELF FURRING GALV. METAL LATH W/ FRY REGLET CORNERS, MOLDING & TRIM AS REQUIRED (RE: SPECIFICATIONS)

SEALANT	
1.	PROVIDE SEALANT & BACKER RODS AT ALL DISSIMILAR MATERIALS.
2.	TWO-PART NON-SAG POLYURETHANE SEALANT BY SONNEBORN BUILDING PRODUCTS. CUSTOM COLOR TO MATCH STUCCO AT ALL DOOR FRAMES, STOREFRONT & WINDOWS, WALL PENETRATIONS AND STUCCO TO MASONRY CONNECTIONS.

PROTOTYPE 4



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**EXTERIOR ELEVATIONS**

Date: July 24, 2014

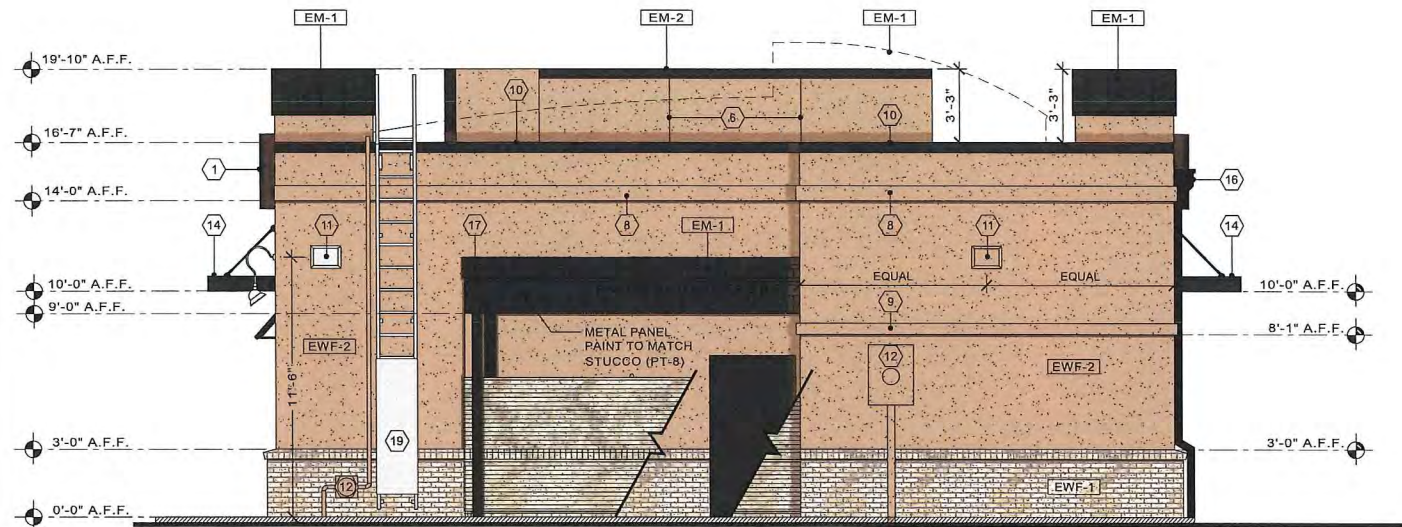
Project Number: 214001.30.004

Drawn By: YGM

Sheet Number:

1A





**01** REAR ELEVATION  
1/4" = 1'-0"  
01:A4.2



**02** SIDE ELEVATION  
1/4" = 1'-0"  
02:A4.2

PROTOTYPE 4

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Raising Cane's

CHICKEN FINGERS

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